

Retail Unit within Busy Neighbourhood Parade

Unit 3, Marsh Lane Parade, Wolverhampton, WV10 6RT

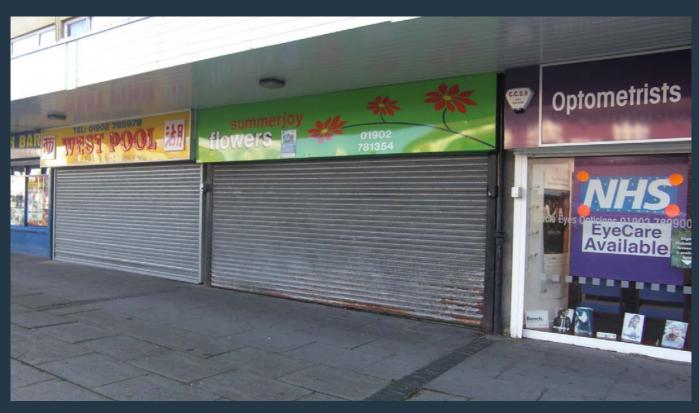
For further information please contact:

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Description

The Premises is located on Marsh Lane Parade and at the junction of Marsh Lane and Stafford Road.

Notable occupiers within the parade include: William Hill, Greggs, Sue Ryder Care, Cards Plus.

Description

The premises is arranged over ground only.

Lease

The premises is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to five yearly upwards only rent reviews.

Rent

£10,500 per annum exclusive of rates and VAT and Business rates.

Accommodation

Gross Frontage	5.02m	16ft [,] 05″
Internal Width	5.02m	16ft [,] 05″
Shop Depth	12.21m	40′ 00′′
Ground Floor Sales Area	61.24 sq m	659 sq ft
Ground Floor Ancillary	6.54 sq m	70 sq ft

Business Rates

We understand that the property is assessed as follows:

Rateable value: £8,100 **UBR:** 46.6p (2017/2018) **Rates Payable:** £3,775

This information is for guidance purposes only.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is F 140. A certificate can be made available.

VAI

All prices, premiums and rents are quoted exclusive of VAT which will be charged at the prevailing rate.

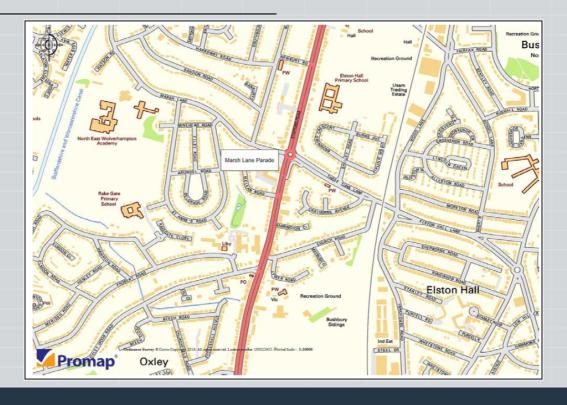
Viewings

Strictly by prior appointment with the sole agents.

Jnit 10 Jnder Offer ≣ Ryder Plus Wines 4 U Supermarket 11 12 ij e Gi 3 Turns Cafe Dave Chandler Pizza Tower Wing Wah Car Park Hair Lounge **Chinese Buffet Restaurant** Miracle Opticians 'ACANT West Chinese Pool Oxley Fish Bar

STRATFORD ROAD (A449)

For Identification Purposes Only



3 Brindleyplace, Birmingham B1 2JB

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