

**FOR SALE / TO LET – RETAIL**



**29 HIGH STREET | WEDNESFIELD | WOLVERHAMPTON | WV11 1ST**

Retail property situated on the popular Wednesfield High Street

TEL: 01902 421216 EMAIL: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)

- Retail space approx. 1,085 sqft
- The property benefits from a residential apartment above
- **Price: £187,500 for the Freehold**
- **Rent: Ground Floor - £12,500 p.a.**

### Location

The property is located in the heart of Wednesfield town centre, with excellent prominence on the busy High Street, which is central to many residences and schools. This property is amongst various other commercial occupiers including banks, pharmacy's and many independent retailers.

The property is within close proximity of Wolverhampton City Centre approximately 2 miles, and also benefits from local public transport links.

### Description

The property includes a recently refurbished ground floor retail unit which extends to approximately 1,085 sqft, also benefiting from a large glass frontage to the main High Street and a wide entrance doorway.

The property also includes a first-floor self-containing residential apartment which includes 1 bedroom, a kitchen and W/C facilities. The apartment is available to purchase along with the ground floor retail unit at the figure stated. However, if any interested parties would like to rent the apartment along with the ground floor retail unit, this would be subject to separate negotiation.

### Accommodation

|               | Sqft           | Sqm           |
|---------------|----------------|---------------|
| Retail Space  | 1085.33        | 100.80        |
| <b>Total:</b> | <b>1085.33</b> | <b>100.80</b> |

### Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

### Tenure

The ground floor only is available To Let on a new internal repairing and insuring lease including frontage for a term of years to be agreed.

The whole property is available To Let on a new full repairing and insurance lease for a term of years to be agreed.

Alternatively, the Freehold of the property is available, with vacant possession upon completion.

### Price/Rent

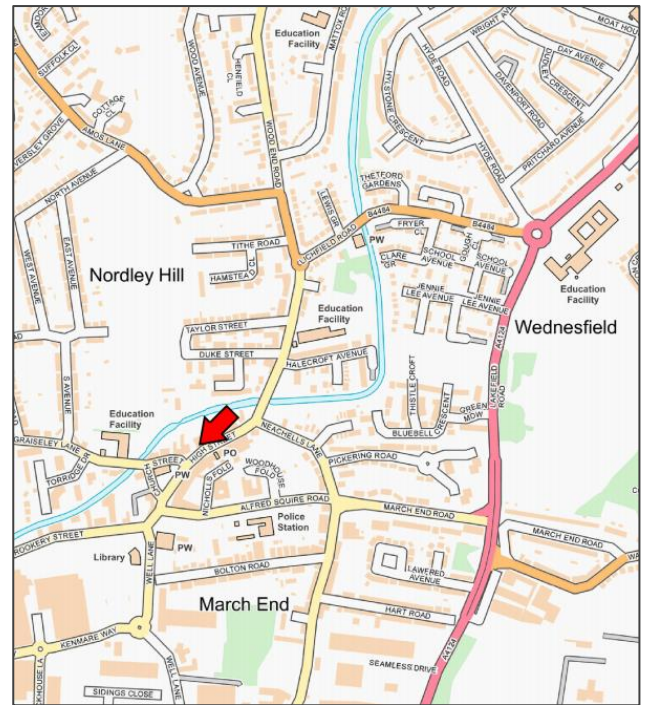
£187,500 for the Freehold Interest / £12,500 per annum exclusive for the round floor.

### Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Café and premises  
Rateable Value – £11,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only Scale: Not to Scale  
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### Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

### Energy Performance Rating

Energy Performance Asset Rating: Currently being assessed

### Local Authority

The property is located within Wolverhampton Borough Council.

### Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

### Legal Costs

Each party will be responsible for their own legal costs incurred.

### VAT

All costs/prices are exclusive of, but subject to, VAT.

### Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

Date: 28<sup>th</sup> November 2019

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### Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."