

# RETAIL UNIT TO LET



**68- 71 RANELAGH ROAD | WOLVERHAMPTON | WV2 3EJ**

**FOUR RETAIL UNITS OF VARYING SIZES TOTALLING APPROX. 2989 SQ FT (277.6 SQM)**

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

- Available to let either separately or as multiples
- Located just off the popular Dudley Road (A459)
- **Stepped rent incentives available**

### Location

These new shop units have frontage to Ranelagh Road, close to its junction with Dudley Road (A459), being a very busy arterial road serving Wolverhampton. With Wolverhampton City Centre being about 1 mile away, this very popular shopping area contains a wide mix of uses, and serves a densely populated area, which is also well served by a variety of community facilities, and a large Aldi Supermarket located nearby.

### Description

The property comprises four newly created retail units on the ground floor of a large Community Centre. Each of the retail units are to be fitted out with suspended ceiling, plastered walls, new shop fronts and integral toilet accommodation. The shop units are available either individually or combined.

### Accommodation

(Estimated from Drawings)	<b>Sqft</b>	<b>Sqm</b>
68	LET	LET
69	545	50.6
70	LET	LET
71	LET	LET
<b>TOTAL</b>	<b>545</b>	<b>50.6</b>

### Services (Not Checked or Tested)

We are advised that the mains water, electricity, and drainage are to be connected or are available, with gas potentially available at Unit 1. However, interested parties are advised to check the position with their advisors/contractors.

### Service Charge

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

### Tenure

The premises are available To Let on new full repairing Leases for a term of years to be agreed.

### Rent

Stepped rent incentives available from £10,000 per annum.

### Business Rates

At the date of printing, the property had not been assessed for rating purposes. 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 Relief's available, with the Local Authority.

### Energy Performance Asset Rating:

- 68 – B40
- 69 – B45
- 70 – B44
- 71 – B45



For Reference purpose only Scale: Not to Scale

### 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.

### Local Authority

The property is located within Wolverhampton City Council.

### Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs, including Stamp Duty and VAT, in connection with the grant of a Lease.

### Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

### VAT

The vendor has not elected to charge 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)

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### Consumer Protection from Unfair Trading Regulations 2008

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