

Wednesfield - 102 High Street, Wolverhampton WV11 1SZ  
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Wednesfield - 102 High Street, Wolverhampton WV11 1SZ

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Occupiers close by include Lloyds Pharmacy, Heron Foods, Co-operative Funeral, Post Office and more.

### Property Description:

Comprises ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 100 sq m (1,076 sq ft)

Open plan retail, storage, kitchen, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation  
Rent: £195 per week (PCM: £845)  
Deposit: £2,535 (3 Months)

### Rateable Value:

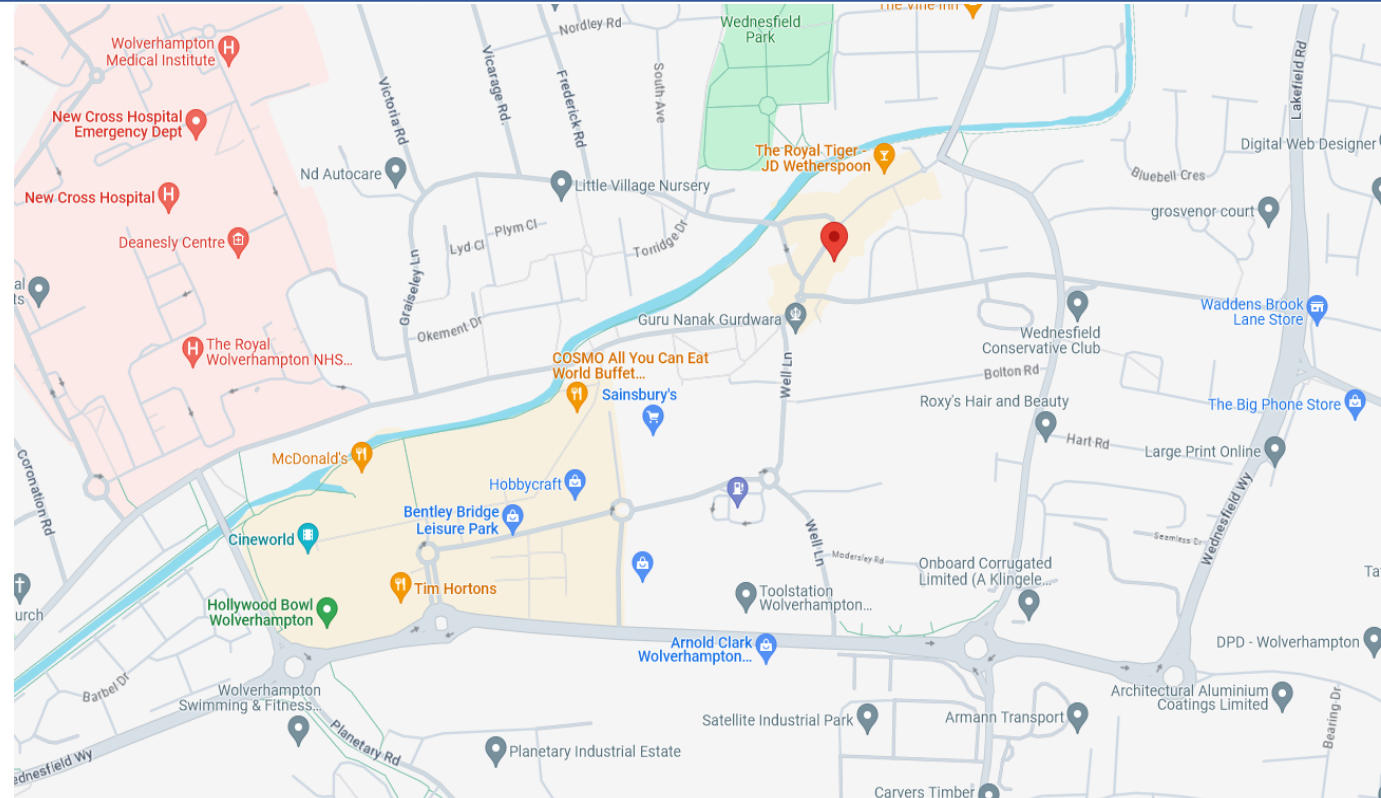
Rateable Value - £10,500 p.a.  
Rates Payable - £0\* p.a.  
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Located in the town's main retailing thoroughfare, amongst retailers such as Lloyds Pharmacy, Heron Foods, Co-Op Funeral, Post Office and more. In addition, there is an Outdoor Market along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays. Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre with easy access to the both the M6 (J10) and the M54 (J1).



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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