

BULLEYS

CHARTERED SURVEYORS

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THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

RETAIL PREMISES

632 ft² (59 m²)

📍 33 CASTLE DRIVE, WILLENHALL, WEST MIDLANDS WV12 4QY



Immediate occupation available.

4 miles east of Wolverhampton City Centre.

Wolverhampton City Centre approximately 4 miles distant.

Communal parking available.

[VIEW MORE AT BULLEYS.CO.UK](http://www.bulleys.co.uk)

LOCATION

The property is located on Castle Drive, just off Pool Hayes Lane and is approximately 3 miles distant from Junction 10 of the M6 which provides access to the local and wider national motorway network. Wolverhampton City Centre is located approximately 4 miles distant with Willenhall town centre being approximately 1.5 miles distant.

The surrounding area is predominantly a mix of residential and retail property with some industrial premises located in the nearby vicinity.

DESCRIPTION

The property is an end terrace, double fronted retail premises with pedestrian access door, being constructed of brick elevations and plastered and painted internally with a concrete floor. The property has the benefit of 3-phase electricity and an electric security roller shutter door at the front.

Internally the property consists of a retail area to the front with a kitchenette, washroom and welfare facilities to the rear.

The premises benefits from access to a rear yard/storage area.

ACCOMMODATION

Gross internal floor area approximately:

	sq ft	sq m
Retail premises	632	59

OUTSIDE

Externally there is parking to the rear of the property with additional on-street parking available nearby.

SERVICES

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

We confirm that we have not tested any of the service installation and any occupiers must satisfy themselves independently as to the state and condition of such items.

TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

RENTAL

£10,750 per annum exclusive.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £7,500.00

Rates Payable: £3,686.25 (April 2022/2023)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

Aerial photography and further information is available at: www.bulleys.co.uk/33castledrive

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 08/22