

## RETAIL PREMISES TO LET



### UNIT 1, ANDERS SQUARE PERTON, WOLVERHAMPTON, WV6 7QH

- Ground Floor retail accommodation facing pedestrianised area
- Located amongst other retail outlets, near Sainsbury's Supermarket and adjacent the Wrottesley Arms Public House
- Measuring approximately 1.211 sqft (112.50 sqm)
- Free car parking nearby
- Perton Shopping Centre services Perton Village, three schools and more recently nearby land is under development for circa 600 new homes

## **LOCATION**

Unit 1 is located on Anders Square Shopping Centre and is located amongst other retail users including Sainsbury's Supermarket and adjacent the Wrottesley Arms Public House and free nearby parking.

Perton has a small shopping parade, supermarket, two pubs, community church, library, three schools, medical centre and dentist and the premises are positioned to serve the local community. More recently land adjacent to Perton is under development for circa 600 new homes.

Perton Golf Club and Bradshaws Farm are nearby.

## **DESCRIPTION**

The unit provides open plan accommodation with kitchenette and WC's to the rear.

The premises immediately face the pedestrianized area and an exit door at the rear leads to a service yard.

## **ACCOMMODATION**

The premises as a net lettable area of approximately 1.211 sqft 112.50 sqm).

## **SERVICES**

We understand that water and electricity are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

## **LEASE TERMS**

The property is available under a new lease for a minimum period of three years.

## **PLANNING**

The premises trade as a off-license but other retail uses are invited.

## **RENTAL**

The quoting rent is £20,000 (Twenty Thousand Pounds) plus VAT per annum exclusive of all other outgoings.

## SERVICE CHARGE

The Landlord levies a service charge on the tenants to cover the costs of external repairs and cleaning of common parts.

## BUILDINGS INSURANCE

The in-going tenant will be required to contribute towards insuring the building.

## RATEABLE VALUE

The rateable value of the property is understood to be £15,000.

## LEGAL COSTS

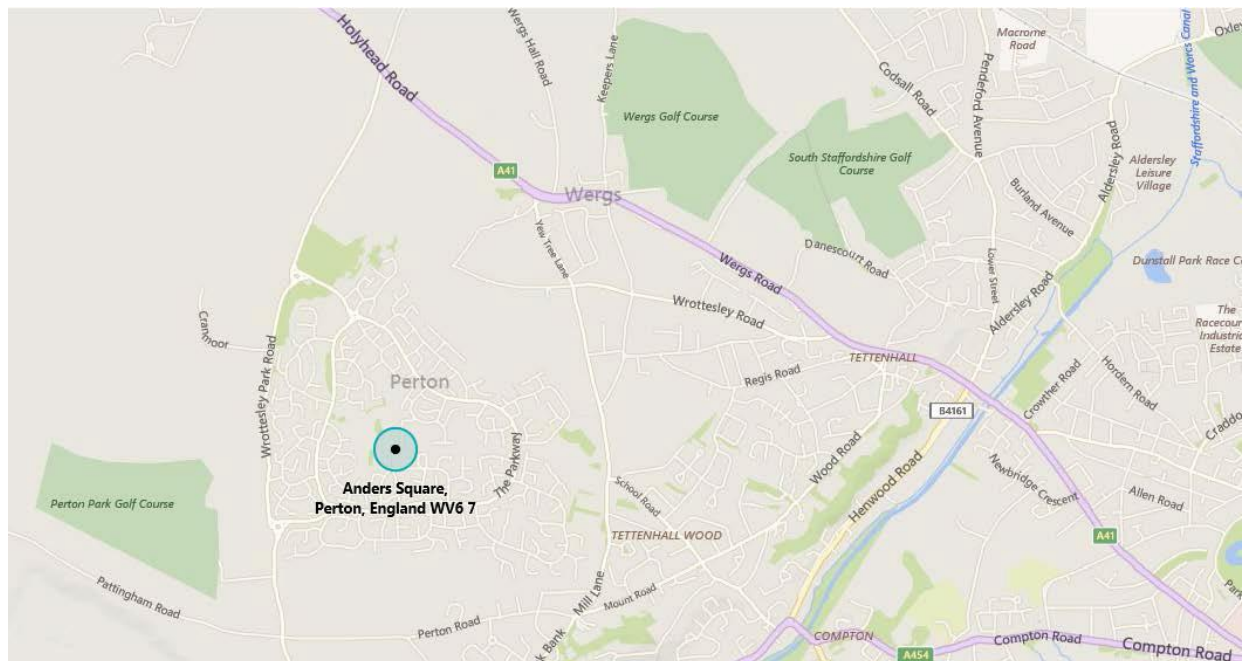
All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the Landlord's legal fees should they withdraw after Solicitors have been instructed.

## VIEWINGS

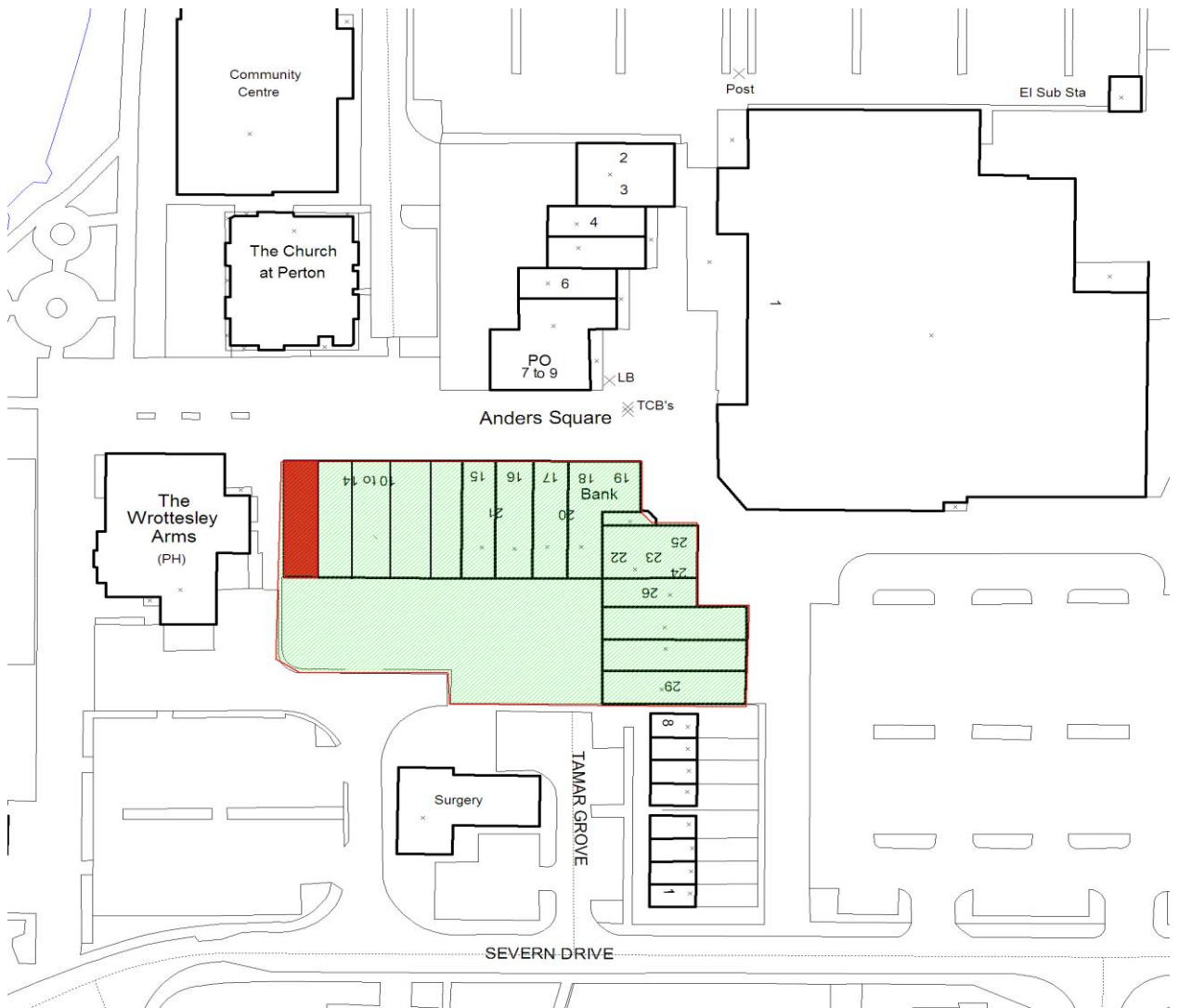
By appointment with the sole letting agents First City Limited on 01902 710999 quoting reference 5036. Ask for Neil Hazlehurst [neil@firstcity.co.uk](mailto:neil@firstcity.co.uk)

## SUBJECT TO CONTRACT

## LOCATION PLAN



# SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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