

TO LET
RETAIL PREMISES



**UNIT 3, 81 WERGS ROAD
WOLVERHAMPTON
WV6 9BP**

- Retail unit in prominent location on A41
- Generous car parking provision
- Approximately 126.61m² (1,362 ft²)
- EPC rating C64

LOCATION

The property is located in a prominent position on the A41 Wergs Road approximately 2 miles northwest of the City Centre. Access to the motorway network can be gained at junction 3 of the M54 motorway approximately 4 miles to the northwest. The property is approached via a shared forecourt and is part of the former Wergs Garage site.

DESCRIPTION

Ground floor retail premises with double windowed shopfront until recently trading as a kitchen and bathroom showroom. Internally the property is predominately open plan but does incorporate toilet facilities. There is a suspended ceiling with integral lighting. We understand that gas central heating is installed. Access to the premises is gained via a shared forecourt with car parking. Additional parking is available at the rear.

ACCOMMODATION

The gross internal area is approximately 126.61m² (1,362 ft²) plus the toilet facilities.



TENURE

The premises are available to let by way of a new lease. Lease terms are available upon request.

SERVICES

We understand that mains electricity, water and gas are connected to the property. Drainage is to a septic tank.

BUSINESS RATES

The rateable value of the premises is £14,250.

LEGAL COSTS

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

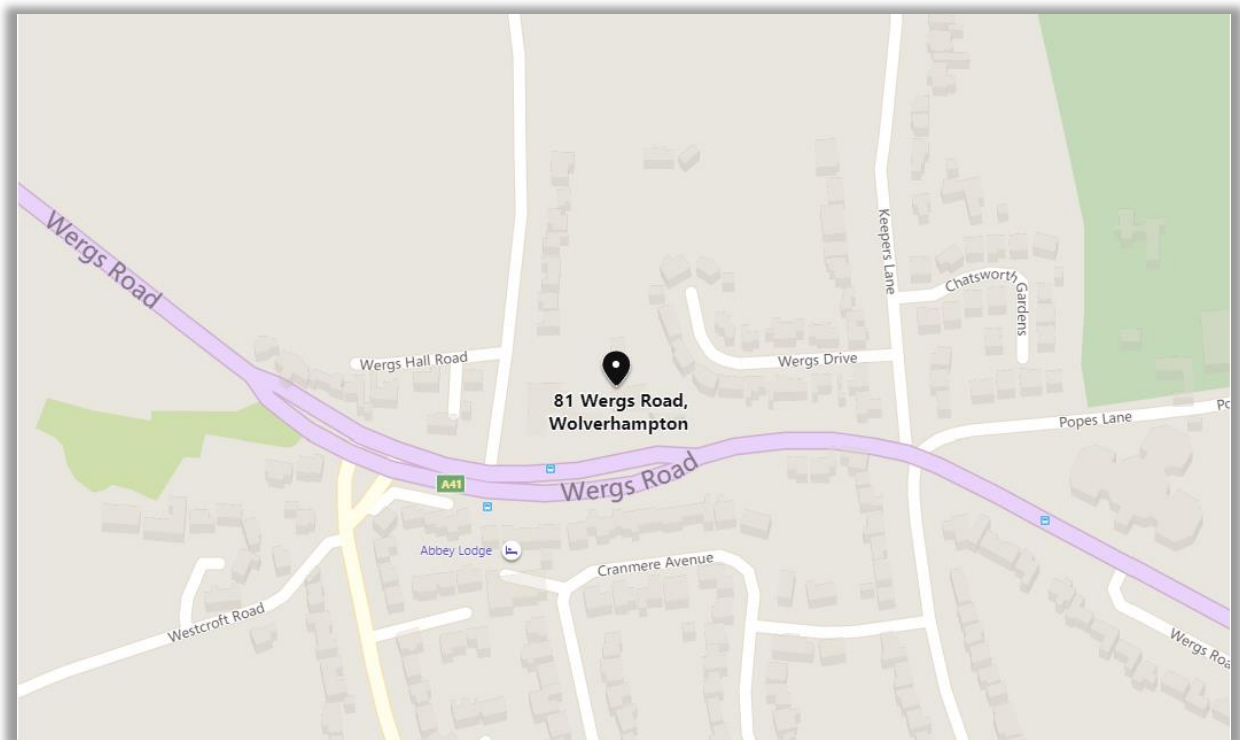
RENTAL

Renal offers based on £22,500 pa plus a service charge to cover insurance and external repairs.

VIEWINGS

Strictly through the sole letting agent First City 'The Property Consultancy' on 01902 710999 or via email chris@firstcity.co.uk. Please quote reference 5264.

LOCATION PLAN



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

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