

SHOP TO LET

21 HIGH STREET, TETTENHALL, WOLVERHAMPTON,
WV6 8QS



- Ground and first floor accommodation
- Sales area measuring approximately 756 sqft
- First floor area measuring approximately 467 sqft
- Prominent position in affluent residential suburb
- Vacant possession
- Free car parking within Tettenhall Village

LOCATION

The property fronts the ever popular Tettenhall High Street which is situated approximately 2 miles from Wolverhampton City Centre, just off the A41 Wergs Road/Tettenhall Road.

Tettenhall Village is a residential suburb served by a number of retail businesses which include a Greengrocer, a Butcher, Post Office, Pharmacy and Bakery together with Hairdressers, Wine Bar, Estate Agents and Public House.

South Staffordshire Golf Club, Tettenhall College and Wolverhampton Cricket Club are all close by.

The Village is convenient for local transport links and has two greens, one of which is home to a large paddling pool.

DESCRIPTION

Attractive ground and first floor premises with glazed double fronted outlook, rear storage space, first floor storage, office space, W.C. and small kitchenette.

The property also benefits from a rear access and parking for loading/unloading.

ACCOMMODATION

Retail Area : 756 sqft

Office/Stores/W.C/Kitchenette : 467 sqft

PLANNING

Premises have traded as a Barbers Shop for several years however would accommodate other retail uses subject to appropriate planning and consents.

LEASE TERMS

Full repairing and insuring Lease for a minimum term of 6 years.

RENTAL TERMS

Rent of £25,000.00 (Twenty Five Thousand Pounds) per annum plus VAT is payable.

RATING

The rateable value for the premises is understood to be £23,500.00

SERVICES

We understand that mains services are available to the premises, however we would ask all interested parties to make their own enquiries in this regard.

LEGAL COSTS

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

VIEWINGS

Strictly through the sole Letting Agents, First City 'The Property Consultancy' quoting reference 5669.

EPC

An up-to-date Energy Performance Certificate is being commissioned.

LOCATION MAP



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

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