

RETAIL SHOP UNIT TO LET

186 HIGH STREET, BLOXWICH, WS3 3LA



- Prominent High Street Location
- Suitable for a Variety of Uses
- Ground Floor retail Area 410 Sq.ft (38.06 Sq.mtrs)
- Kitchen 114 Sq.ft (10.62 Sq.mtrs)
- Fully Refurbished

LOCATION

The property is located fronting directly onto High Street, Bloxwich and occupying a central and prominent position.

Adjacent properties include Hairdresser, Mini Market, Bridal Wear shop and Fish & Chip shop.

Google Earth postcode WS1 2AP.

IMPORTANT NOTE

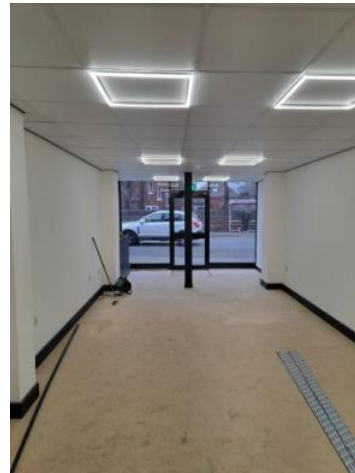
Please note that the use of the property as either a Gentleman's Barber or Hot Food takeaway will not be permitted.

DESCRIPTION

The property comprises a ground floor retail shop with aluminium plate glass shop front with central access door and external electrically operated security shutter.

The property comprises a main shop area, rear kitchen/store and a new toilet.

The shop has been completely refurbished with new plastered walls, ceiling, new electrical wiring and new toilet and wash basin.



ACCOMMODATION

The building provides the following retail space:-

Description	Sq.mtrs	Sq.ft
Ground Floor:		
Main Retail Area (Retail Area ITZA)	38.06 (29.88)	410 (321)
Kitchen/Store	10.62	114
Total Net Internal Area	48.68	524

BUSINESS RATES

We are advised by the Business Rates Department of Walsall Metropolitan Borough Council that the Business Rates are as follows: -

Rateable Value	Rates Payable
2022/2023 - £8,700.00	£0.00
2023/2024 - £7,900.00	£0.00

The rateable value falls below the £12,500.00 threshold for rates payable and currently the rates payable is nil.

For further details interested parties should verify this information with the local authority, Walsall Metropolitan Borough Council on 01922 650000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of Band E(102) certificate reference 0472-9450-5938-8516-7155-6425 dated 19th August 2021.

LEASE TERMS

The property is available by way of a new lease of multiples of 3 or 5 years on full repairing and insuring terms.

RENTAL

Rental offers of **£14,000.00** (Fourteen Thousand Pounds) per annum, exclusive, are sought, **subject to contract**.

VAT

We are advised that VAT **is not payable** on the rental.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

TIMING

Possession is available upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office on 01922 622211 quoting the reference 32 Park Street.

Email – nick@pbg-surveyors.co.uk

The Commercial Lease Code 2007

The Commercial Lease Code 2007 is designed to ensure that parties to a lease have easy access to information explaining the commitments they are making in clear English. Further information is available at www.commercialleascode.co.uk.

MISREPRESENTATION ACT 1967 NOTICE

1. Plant Bolton Gough Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are given notice that:
2. The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
4. No employee of Plant Bolton Gough Commercial has any authority to make or give representation or warranty whatsoever in relation to this property.

As far as possible, these particulars are intended to give a fair description of the property, unless otherwise stated, no enquiries have been made of statutory authorities not tests made of electricity, plumbing or other services installed in the property. No warranties or certificates of building work; leases/title documents have been inspected.



Such information as is given in these particulars is based on a purely visual inspection only and information supplied to us by the vendor/lessor.

Interested parties must take their own measurements in order to satisfy themselves that the premises are suitable for their own requirements. Our measurements are approximate in order to give an indication of size only. Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Money Laundering regulations require identification checks to be undertaken upon parties acquiring a property. As such, proof of identity information will be requested before a transaction completes.