

SHOP TO LET



ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

GROUND FLOOR SALES AREA **60.6 sq m** **(652 sq ft)**

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to five yearly upward only rent reviews at a quoting rental of **£12,000 per annum** exclusive of rates and VAT.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE **£4,450**
RATES PAYABLE **£2,104**

We recommend that interested parties make their own enquiries with the local rating authority to verify these figures.

LEGAL COSTS

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

EPC available upon request.

**Robertson
Brown**

RETAIL

Wolverhampton

24 Hateley Drive

LOCATION

The property is located on Hateley Drive, approximately 200 yards from the main A4123 Birmingham New Road and 1 mile south of Wolverhampton City Centre. Occupiers in the vicinity include: **NISA CONVENIENCE STORE** and **GIGGS FISH & CHIPS**.

VIEWING

By arrangement via Robertson Brown Ltd.

Dominic Brown
0121 503 2132
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**3 Brindley Place
Birmingham
B1 2JB**

24 HATELEY DRIVE, WOLVERHAMPTON



Source: <http://www.maps.google.co.uk>

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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