

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	51.8 sq m	(558 sq ft)
KITCHEN	3.1 Sq m	(33 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 **£9,950 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	£6,600
RATES PAYABLE	£2,890

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

Wednesbury

5 Woden House
Market Place

LOCATION

The property is located in a prominent position on the corner of Market Place and The Shambles in Wednesbury Town Centre. Nearby Occupiers include: **BARCLAYS** and **HSBC BANKS, BRIGHOUSE ELECTRICAL** and **LADBROKES BETTING SHOP**.

VIEWING

By arrangement via Robertson Brown Ltd.

Dominic Brown
0121 503 2132
dominic@robertsonbrownltd.com



3 Brindleyplace
Birmingham
B1 2JB

5 WODEN HOUSE, MARKET PLACE, WEDNESBURY



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

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Robertson Brown Ltd, their clients and joint agents give notice that, (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact (ii) No person in the employment of the agent (s) has any authority to make or give any representation or warranty whatever in relation to this property (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

