

SHOP TO LET

**Robertson
Brown**

RETAIL



Wednesbury

4 Woden House

ACCOMMODATION

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

GROUND FLOOR SALES AREA **43.8 sq m** **(472 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

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 Brindley Place,
Birmingham
B1 2JB**

4 WODEN HOUSE, WEDNESBURY



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

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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