

Retail Premises To Let

86 Childs Avenue, Woodcross, WV14 9XB



- Use class A1 retail
- Ground floor retail lock up unit
- Available for immediate occupation

Description

The property comprises a ground floor lock up retail unit with a main sales area, small kitchen, rear store, WC facilities and pedestrian access to the rear, onto a service road.

The premises is part of a parade of shops with various uses including mini supermarket, hairdressers and chemist.

The internal area is approximately 41.08 m² NIA (450sq. ft.)

Location

The premises is situated in Childs Avenue, Woodcross off Woodcross Lane. Park Lane. benefitting from good public transport links via bus routes linking through to the City Centre.

User

The premises fall within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

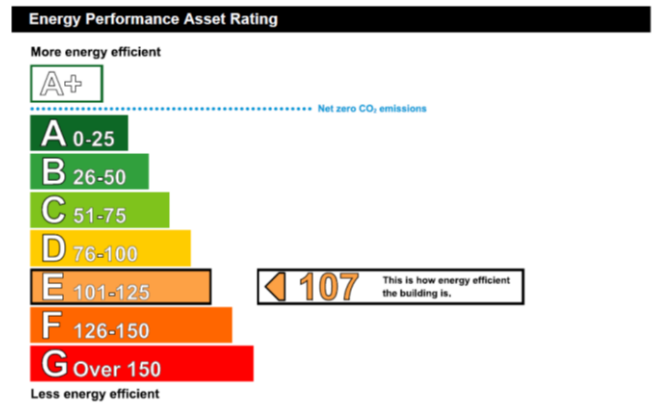
Services

It is understood that electricity and water are available at the premises. Prospective tenants are advised to make their own enquiries in respect of existing and available services.

Business Rates

Interested parties are advised to contact the City of Wolverhampton's Business Rates on 01902 555 802 to verify the business rate payable and whether they qualify for small business rates relief.

EPC



Viewings

Viewings are strictly by appointment only. Please contact Harpreet Kaur to arrange:

harpreet.kaur@wolverhampton.gov.uk

01902 55 55 89

Lease terms

The property is offered on an internally/part external repairing and insuring basis for a term of 5 years, terminable giving 3 months' notice following expiration of the first year. The tenant will be responsible for the shop front including plate glass window and will be required to insure the roller shutter.

All terms are detailed in the Heads of Terms document which are available upon request.

Rent

The rent is set at £3,000 per annum exclusive.

Offers must be submitted in writing by post or email.

Support

Various forms of assistance may be available to business looking to locate or expand in Wolverhampton. For further information please contact the Council's Business Development Team:

business.development@wolverhampton.gov.uk

Black Country Growth Hub

The Growth Hub offers a variety of events, drop-in sessions, business services and information for businesses looking to grow. Additionally, there is customised support available designed to address manufacturing SMEs specific needs enabling them to compete and achieve sustainable growth. For further information:

www.bcgrowthhub.com

01902 321 272