CITY OF WOLVERHAMPTON COUNCIL

Estates Team
Civic Centre
St. Peter's Square
Wolverhampton
WV1 1SH

Tel: 01902 55 55 89

www.wolverhampton.gov.uk/businessproperty

Retail Premises To Let

3 The Haymarket, Pendeford, Wolverhampton, WV8 1XE

- Use class A1 retail
- Shopping parade within popular residential estate
- Available for immediate occupation

To arrange a viewing call 01902 555589

Description

The property comprises a ground floor lock up retail unit with a small kitchen and WC facilities.

The premises is part of a wider parade of shops with various uses including mini supermarket, hair and beauty salon plus a chip shop.

The premises have been measured in accordance with the RICS Code of measuring practice (6th edition) with the approximate area being:

66 m2 NIA (715 sq. ft.)

Location

The premises is situated in Pendeford off Ryefield, on The Haymarket, benefitting from excellent public transport links via bus routes linking through to the City Centre with a shoppers car park.

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, gas 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 their qualification for small business rates relief. For further information please visit https://www.wolverhampton.gov.uk/business/business-rates/small-business-rate-relief.

EPC

Awaiting 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 repairing and insuring basis for a term of 5 years, terminable at 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 is available upon request.

Rent

The rent is set at £4,000 per annum exclusive.

All offers must be submitted in writing by post or email.

Fees

Legal fees of £480 with regards to this letting and £350 Surveyor's fees.

Misrepresentation Act 1967. These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All details are given without responsibility on the Council or its officers. All parties should satisfy themselves as to the accuracy of all statements and representations made before entering into any agreement. No employee of the City of Wolverhampton Council has authority to make or give any representation or warranty in relation to the property.

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

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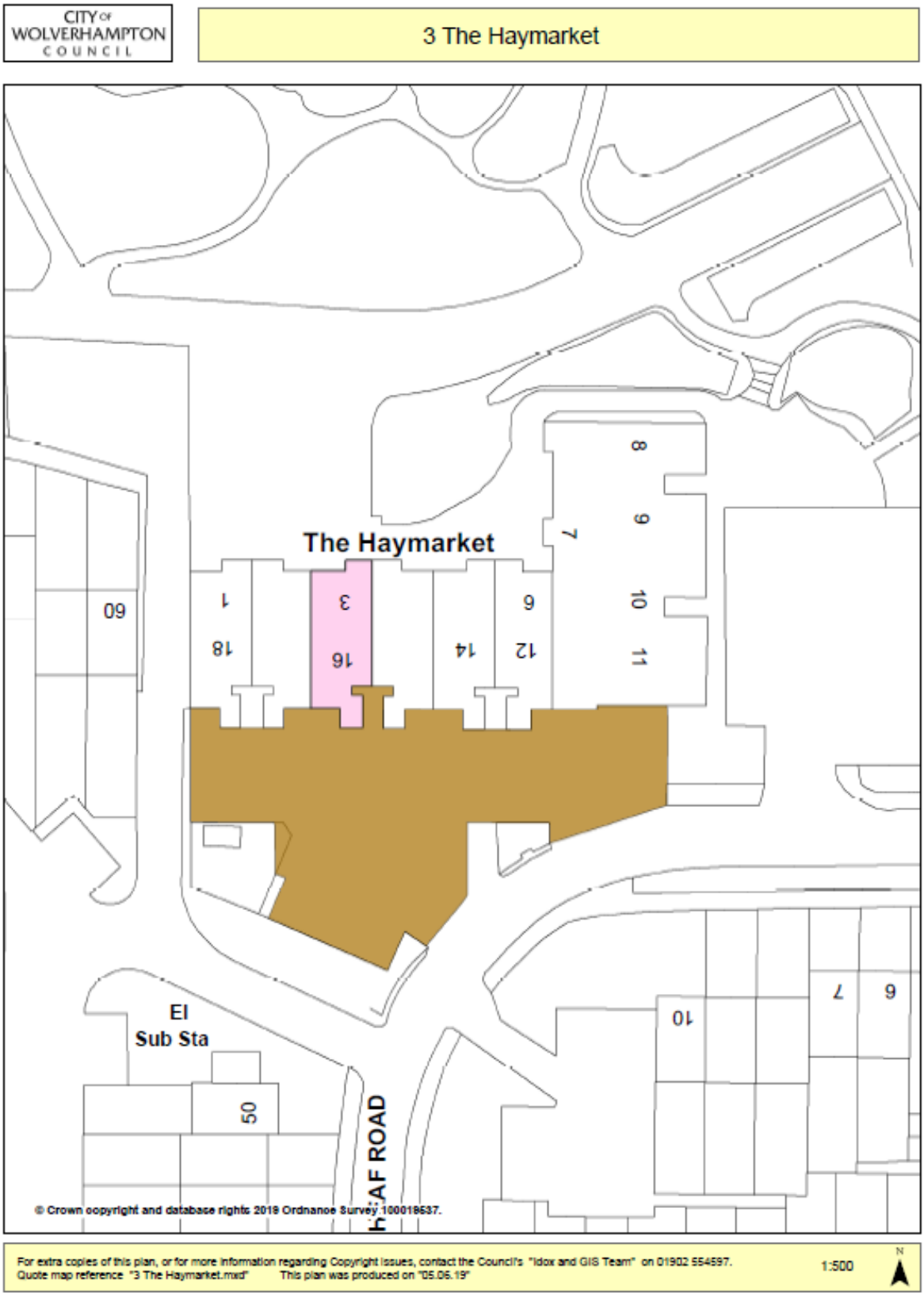
Location Plan



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