

## Retail Premises To Let

15 Hollington Road, East Park, Wolverhampton, WV1 2DR



- Use class E Commercial, Business and Service
- 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 prominent retail frontage, electric shutters, customer car parking to the front. The internal sales area is portioned into a series of smaller rooms, providing private space, kitchen area, WC facilities with rear pedestrian emergency access.

The premises is part of a wider parade of shops with various uses including fish and chip shop, hair salon, convenience store and newsagents.

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

Retail area 42 m<sup>2</sup> NIA (452 sq. ft.)  
Staff area 11.43 m<sup>2</sup> NIA (123 sq.ft.)

## **Location**

The premises is situated in East Park off Hurstbourne Crescent and Hollington Road, benefitting from excellent public transport links via bus routes linking through to the City Centre and frontage shoppers car park.

## **User**

The premises is suitable for Use class E Commercial, Business and Service

## **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**

The current rateable value of the property is £3,500.

Rates payable 2023/24 is £1,729.04.

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

## **Viewings**

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

harpreet.kaur@wolverhampton.gov.uk

01902 55 55 89

## **Rent**

**£5,500 per annum exclusive**

Offers must be submitted in writing by post or email.

## **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.

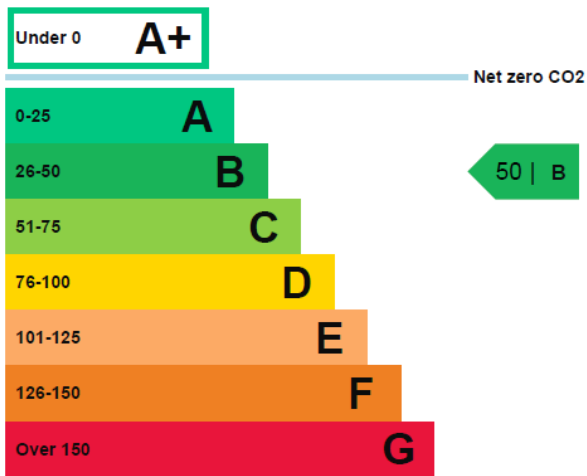
The tenant will be responsible for the shop front including plate glass window and will be required to insure the roller shutter.

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

## **Fees**

Legal fees of £500 with regards to this letting and £450 Surveyor's fees.

## EPC



## 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](mailto: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:

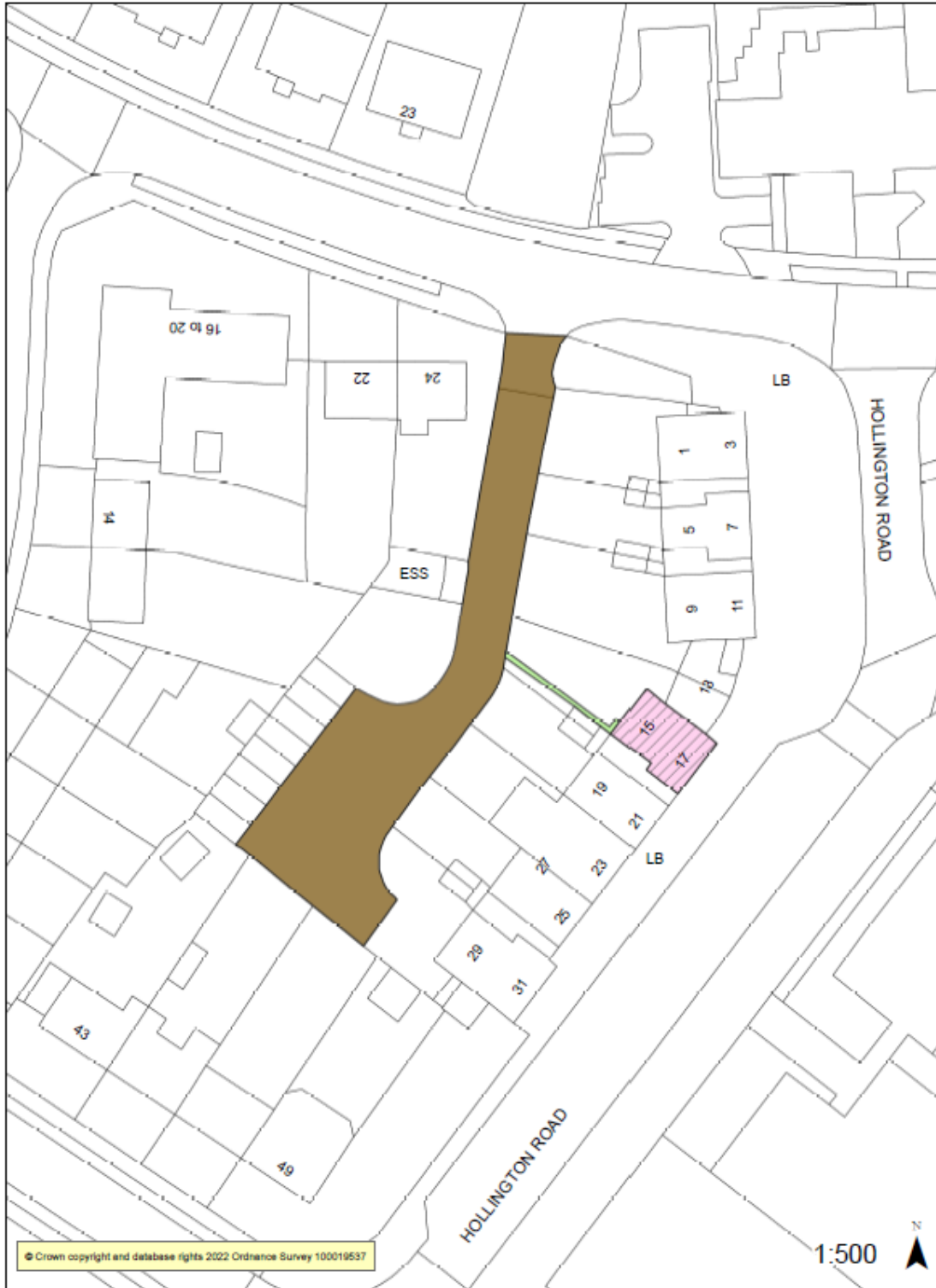
[www.bcgrowthhub.com](http://www.bcgrowthhub.com)

01902 321 272

## Location Plan

CITY OF  
WOLVERHAMPTON  
COUNCIL

Plan: - 15 Hollington Road, Wolverhampton



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