

Retail Premises To Let

25 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 main sales area, 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 off licence.

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

Retail area 21.7 m² (234 sq. ft.)

Kitchen 11.24 m² (121 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

No use which conflicts with existing uses on the parade will be considered.

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 £2,700.

Rates payable 2024/25 is £1,340.00.

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

£4,500 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

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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

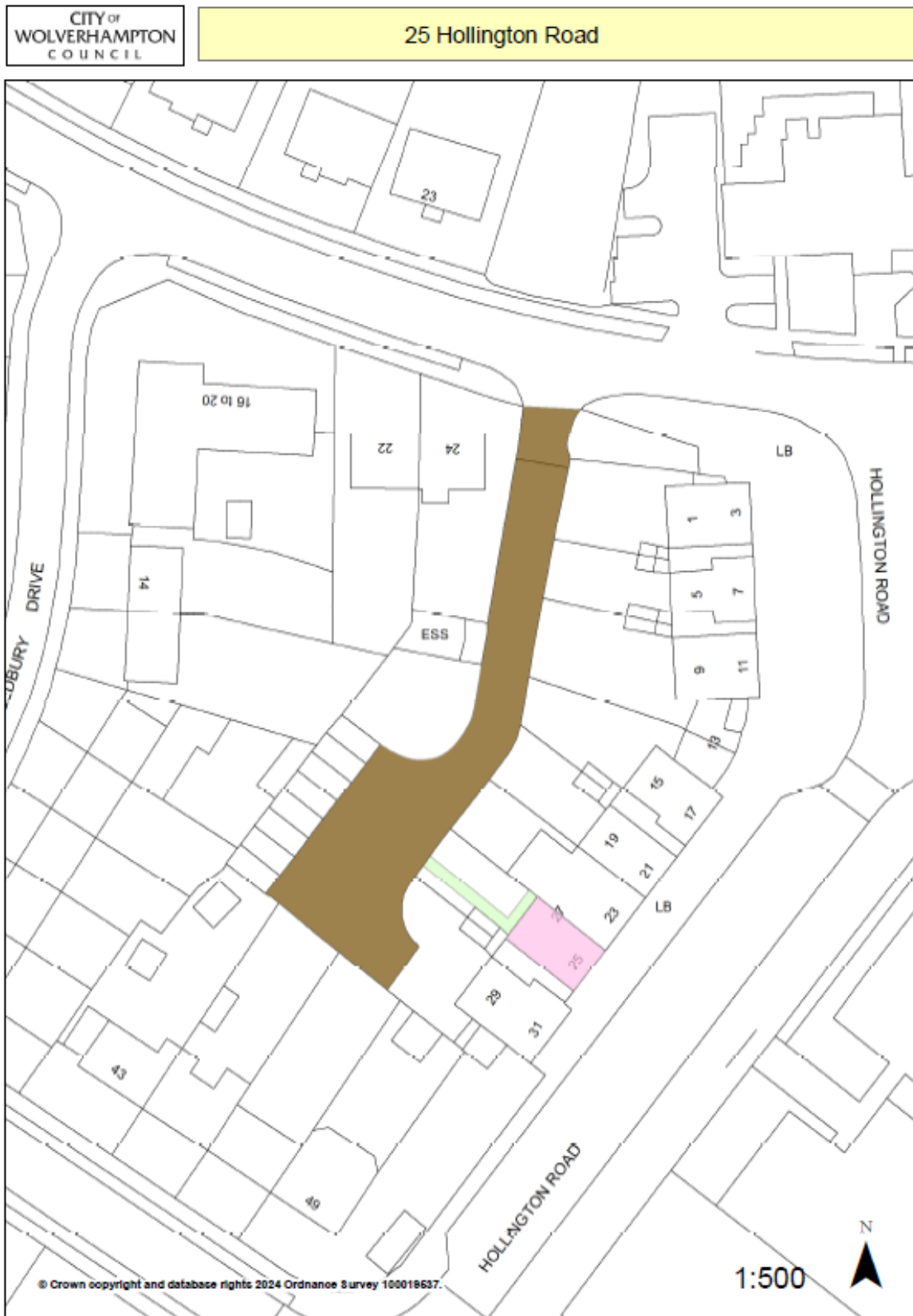
The Growth Hub offers a variety of events, drop-in sessions, business services and information for businesses looking to grow. Additionally, there is customised support available designed to address manufacturing SMEs specific needs enabling them to compete and achieve sustainable growth.

For further information:

www.bcgrowthhub.com

01902 321 272

Location Plan



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