



84 Stafford Street, Willenhall, WV13 1RT

TO LET

RETAIL / SHOP PREMISES

Size
355 sq ft (33 sq m)

Rent
£8,500 per annum excl

Location

The premises are located within an established retail parade on Stafford Street, Willenhall.

Description

The ground floor shop benefits from a timber framed shop front, Night Storage Heater and fluorescent strip lighting. A store, kitchen and toilet are located to the rear.

Goods access is available from the rear of the building.

Accommodation

(Net Internal Area) approx.

sq.m.
sq.ft.

Shop
33.0
355.0

Store
7.78
84.0

Kitchen
4.03
43.0

Toilet
-
-

Services

All mains services, except gas, are connected.

Rating Assessment

2017 Rateable Value: £8,500.

2023 Rateable Value: £8,500.

U.B.R. 51.2p in the £ (2023/2024)

Lease Terms

The premises are currently held on a 27 year lease on an internal repairing and insuring basis from 29th September 1997. The next rent review is with effect from 29th September 2009 and every five years thereafter.

Current Rent

£8,500 per annum exclusive.

V.A.T.

V.A.T. may be levied on the rent/service charge.

Legal Costs

Each party to bear their own.

Viewing

Strictly by appointment with Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

