

29 Silvertown Way, Wednesfield, Wolverhampton, WV11 3LL



TO LET

Self-Contained Ground Floor Office / Retail Premises

Net Internal Area: 700 ft² (65.03 m²)

Location

The property is predominately situated on the Silverton Way retail parade with local occupiers including Nisa Convenience Store, The Strand, Suntrap and Beauty Room.

Silverton Way is a popular location in a sought-after part of Wednesfield.

The area provides a full range of local facilities and amenities available within Wednesfield itself whilst Bentley Bridge retail Park is nearby.

There is easy access to Wolverhampton City Centre and New Cross Hospital is within a few minutes' drive.

Description

The property comprises a ground floor retail premises formally uses as a florist. The unit is open plan but slip to provide a front sales area and rear stores.

The office suite is open plan in its configuration and benefits from suspended ceiling with inset lighting, carpet flooring, perimeter power and data and electrically operated security shutters to all doors and windows.

Accommodation

Total -700 ft² (65.03 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £9,000 per annum exclusive (£750.00 PCM).

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief.

VAT

All prices quoted are exclusive of VAT which may be payable.

EPC

An EPC has been obtained and is available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning

We understand the property has planning for Use Class B1 (Business) and A1 (Retail).

However, we would advise all interested parties to make their own enquiries with the local planning authority.

Legal Fees

The landlord will provide a free and easy to understand lease agreement with each party being responsible for their own legal and other fees associated with this transaction.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on
0121 638 0500

