

## RETAIL PREMISES TO LET



### UNIT 9A, ANDERS SQUARE PERTON, WOLVERHAMPTON, WV6 7QH

- Ground Floor retail accommodation facing pedestrianised area
- Located amongst other retail outlets and adjacent to Sainsbury's Supermarket
- Measuring approximately 1454 sqft
- Free car parking nearby
- Perton Shopping Centre services Perton Village, three schools and more recently nearby land is under development for circa 600 new homes
- Suitable for retail food and grocery and alcohol sales (subject to necessary approvals)

## **LOCATION**

Unit 9a is located on Anders Square Shopping Centre and is located amongst other retail users including Sainsbury's Supermarket and the Wrottesley Arms Public House with free nearby parking.

Perton has a small shopping parade, supermarket, two pubs, community church, library, three schools, medical centre and dentist and the premises are positioned to serve the local community. More recently land adjacent to Perton is under development for circa 600 new homes.

Perton Golf Club and Bradshaws Farm are nearby.

## **DESCRIPTION**

The unit provides open plan retail area with and WC's and storage to the rear.

The premises immediately face the pedestrianized area and an exit door at the rear leads to a service yard.

The premises former use was a food and grocery retailer and is ideally positioned for passing trade. The premises may also be suitable for the sale of alcohol for consumption off the premises (subject to necessary approvals).

## **ACCOMMODATION**

The premises has a net lettable area of approximately 1454 square feet.

## **SERVICES**

We understand that water and electricity are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

## **LEASE TERMS**

The property has a remaining Lease Term period of five years, however Landlord is receptive to agreeing a new longer Lease Term.

## **PLANNING**

The premises trade as a frozen food centre but other retail uses are invited.

## **RENTAL**

The quoting rent is £25,000 (Twenty Thousand Pounds) plus VAT per annum exclusive of all other outgoings.

## **EPC**

The Energy Performance Rating is C70 expiring 18<sup>th</sup> July 2027.

## SERVICE CHARGE

The Landlord levies a service charge on the tenants to cover the costs of external repairs and cleaning of common parts.

## BUILDINGS INSURANCE

The in-going tenant will be required to contribute towards insuring the building.

## RATEABLE VALUE

The rateable value of the property is understood to be £20,750.00

## LEGAL COSTS

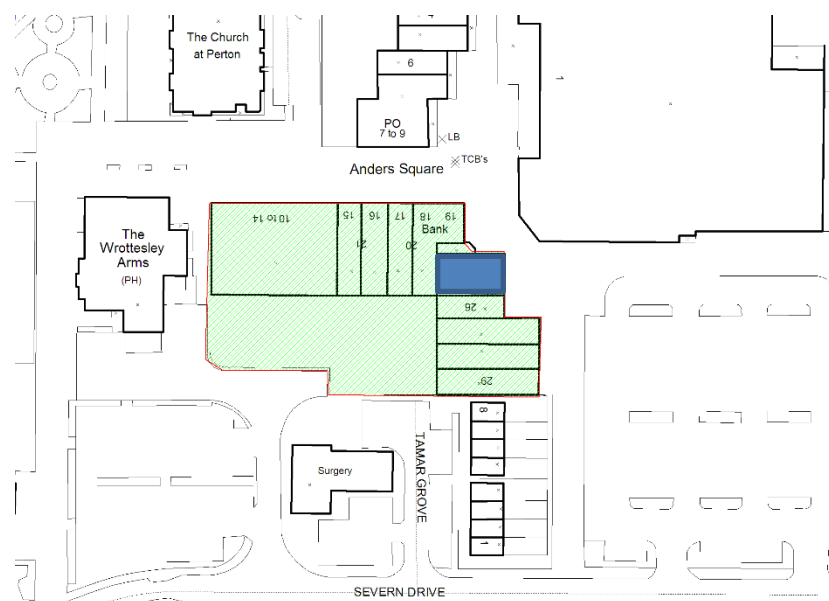
All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the Landlord's legal fees should they withdraw after Solicitors have been instructed.

## VIEWINGS

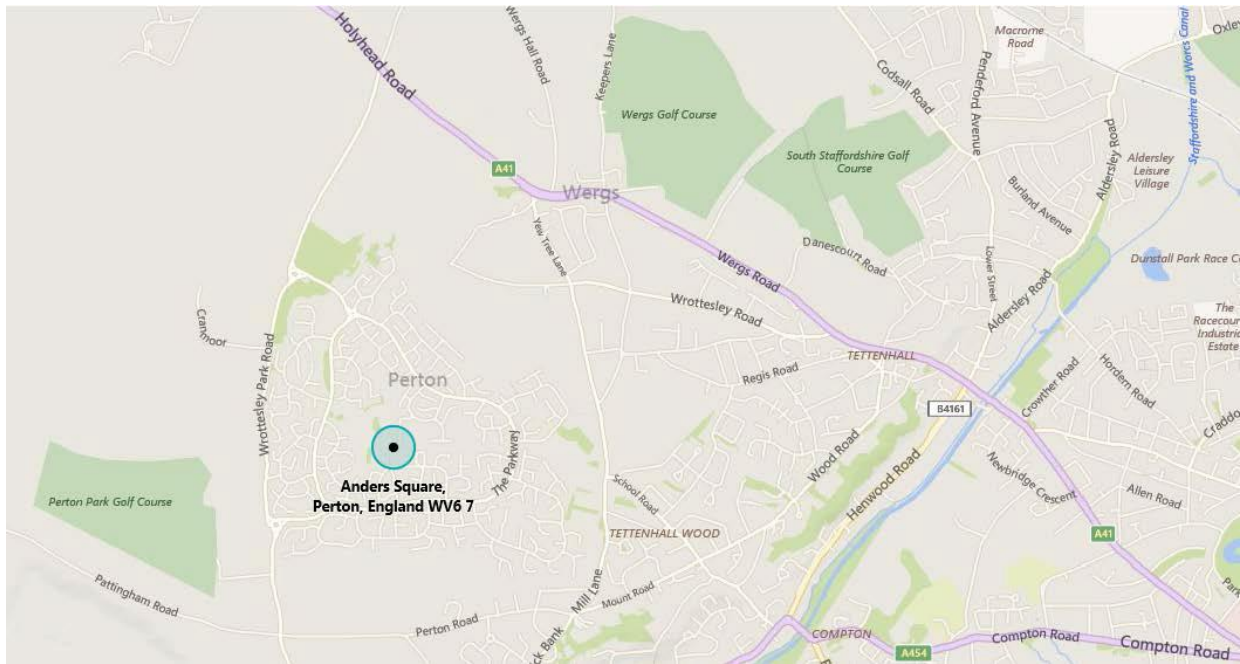
By appointment with the sole letting agents First City Limited on 01902 710999 quoting reference 5112. Ask for Neil Hazlehurst [neil@firstcity.co.uk](mailto:neil@firstcity.co.uk)

## SUBJECT TO CONTRACT

## LOCATION PLAN



## SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

[www.firstcity.co.uk](http://www.firstcity.co.uk)

**IMPORTANT:** First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England  
no. 1764529



Regulated by RICS