

# TO LET

# TSR

TOWLER SHAW ROBERTS

## PROMINENT RETAIL PREMISES



**5 CHURCH STREET  
WEDNESFIELD  
WOLVERHAMPTON  
WEST MIDLANDS  
WV11 1SR**

- Located within Wednesfield Town Centre
- Prominent position on busy shopping parade
- Car Parking available to the rear
- Approximately. 422 Sqft (39.3 Sqm)
- **Rent £6,600 per annum exclusive**

## Call 01902 421216

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

## Location

The property occupies a prominent position on a busy shopping parade in Wednesfield town centre, amongst other retail units and within close proximity to the Bentley Bridge retail park. There is a large supermarket located opposite.

The premises also benefit from a public car park located at the rear of this block of shops.

## Description

The premises comprise a ground floor shop unit with two storage rooms and WC.

One car parking space available to the rear of the property.

## Accommodation

Floor Areas (net internal area)	Sqft	Sqm
Ground Floor Sales	235	21.80
First Floor Staff/Stores	187	17.44
<b>Total</b>	<b>422</b>	<b>39.24</b>

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

## Tenure

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

## Rent

**£6,600 per annum exclusive.**

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Shop and Premises

Rateable Value – £5,500

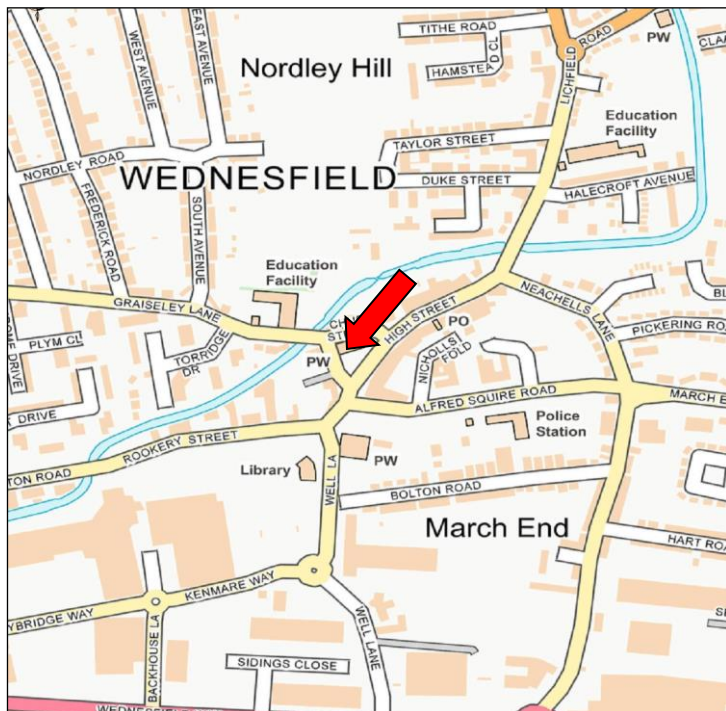
Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Energy Performance Rating – D90

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at  
TSR House  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219



For Reference purpose only Scale: Not to Scale

## VAT

VAT will be applicable on all costs, prices and rent.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Local Authority

The property is located within the borough of Wolverhampton City Council.

## Legal Costs

The incoming tenant will be responsible for the payment of the Landlord's legal costs in connection with the grant of a Lease.

## Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by appointment with Towler Shaw Roberts Wolverhampton Office. Tel: 01902 421216

Email: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

May 2023

## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."