



**48 Church Street, Bilston, Wolverhampton,  
WV14 0AH**

### Property Summary

- Spacious shop – approx.1,427 sq ft
- Free parking nearby
- Located in the Bilston town centre

**For enquiries please call or email:**

**07753 572411 – [info@georgepropertygroup.com](mailto:info@georgepropertygroup.com)**

## Location

The premises occupies a prominent location situated on Church Street within Bilston town centre, Wolverhampton. The site is ideally located within close proximity to free parking amenities and benefits from strong transport links with Bilston Central Metro Station and Bilston Bus Stations located in close proximity. Church Street offers a strong mix local and national occupiers.

## Description

The property comprises of a ground floor retail premises with glass glazing fronting onto Church Street. Internally the premises is largely open plan, with a WC to the rear, extending to a net internal area of 1,427 sq ft. The premises benefits from painted and plastered elevations and part laminate and carpeted flooring.

## Services

We are advised the property benefits from from gas, three phase electrical supply and water connections. Please note, these connections have not been checked or tested and interested parties are advised to seek advice/confirm with advisers.

## Rent

£995 per calendar month exclusive.

## Tenure

The property is available on lease terms to be agreed between the parties.

## Business Rates

The valuation office agency holds the following information for the property:

Description - Shop and premises  
Ratable value - £9,300  
Rates payable: £4,641 (based off the small business UBR of 49.9p)

Please note some tenants will benefit from 100% rates relief if they qualify for small business rates relief. Interested parties are advised to make their own enquires to the Valuation office agency.

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## EPC

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## Legal Costs

Each party is to bear their own legal and professional costs incurred.

## VAT

The property is not elected for VAT.

## Anti Money Laundering Regulations (AML)

We will require two forms of ID, together with the confirmation and source of funding from the buyers or lessees of the property.

