

Road Map



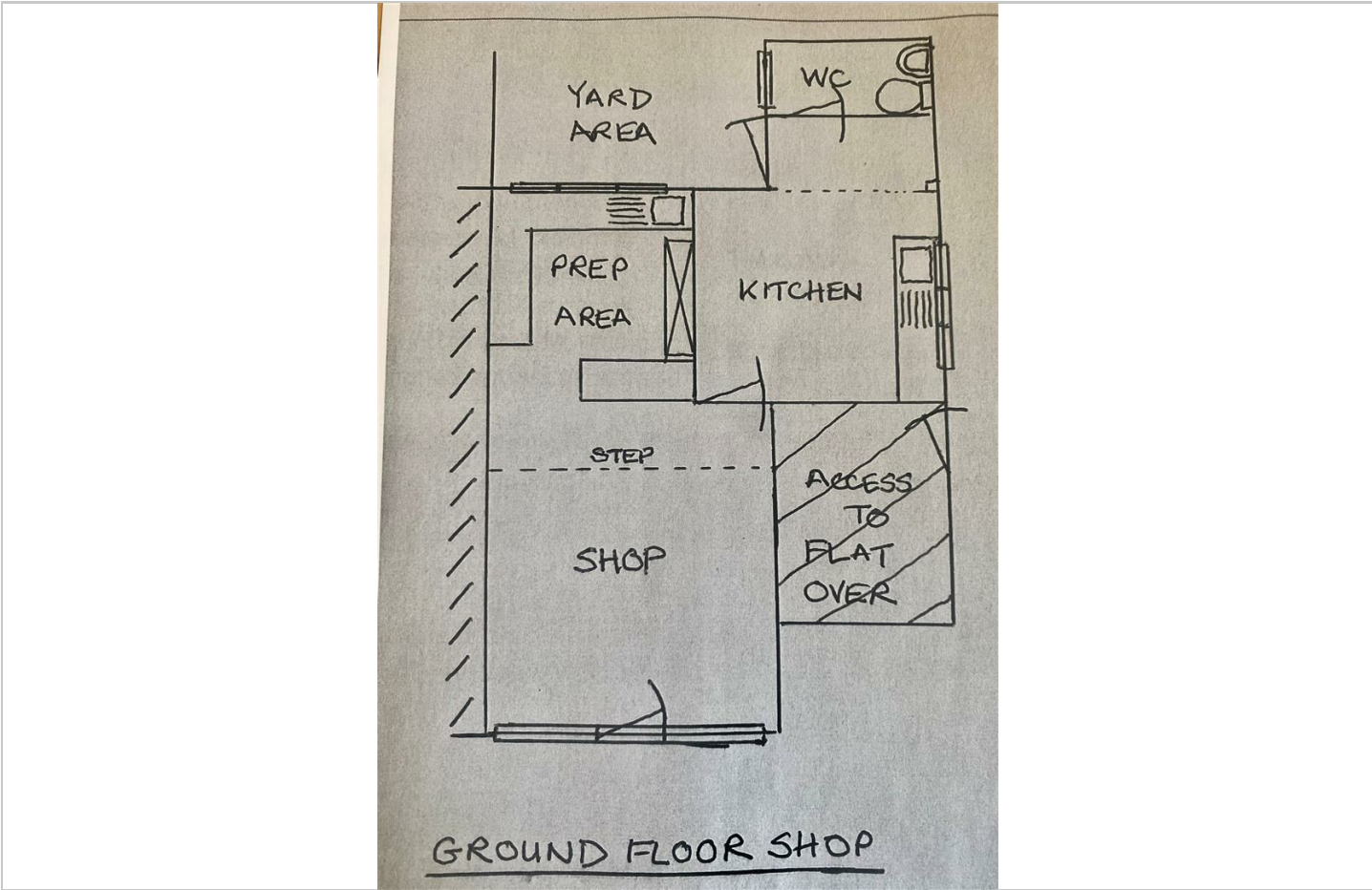
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



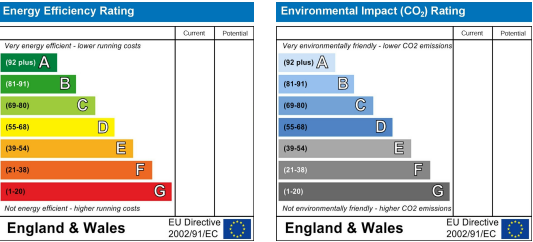
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Energy Performance Graphs



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



173 Wolverhampton Road

Pelsall, Walsall WS3 4AD

£700 Per Calendar Month



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Description

Nestled in the bustling area of Wolverhampton Road, Pelsall, Walsall, this shop unit presents an excellent opportunity for a variety of trades. Spanning an impressive 452 square feet, the property is strategically located within a prominent local retail parade, ensuring high visibility and accessibility for potential customers.

The shop benefits from being surrounded by established businesses, including a large Nisa, a Turkish barbers, and a fish shop, which contribute to a vibrant shopping atmosphere and a steady flow of foot traffic. This densely populated area is ideal for entrepreneurs looking to tap into a thriving community.

The shop boasts an attractive modern aluminium plate glass frontage, which not only enhances its visual appeal but also invites customers to explore what it has to offer. The central entrance door is complemented by an external electrically operated security shutter, providing peace of mind and added security for your business.

This property is a fantastic opportunity for anyone looking to establish or expand their business in a lively and supportive retail environment. With its prime location and appealing features, it is sure to attract interest from a wide range of potential tenants.

Briefly Comprising;

Shop

measuring 21.30m² (229 sq ft)

Food Preparation Area

measuring 9.75m² (105 sq ft)

Kitchen/WC

measuring 10.94 (118 sq ft)

Total Area

41.99m² (452 sq ft)

Rateable Value - Shop & Premises

Small enclosed rear storage yard.

£4,100 (1st April 2013)

RENTAL:

£8,400 per annum

Rental: £700pcm

VAT

We are advised that VAT is not payable on the rental amount.

LEASE TERMS

The property is available by way of a new lease of 5 years on a full repairing and insuring basis. There will be the option of a break clause at 2 years and no rent reviews.

VIEWINGS

Strictly by appointment only. Contact Marrion & Co Letting Agents on 01922 404446.

