

# TO LET – Café

Bilston Bus Station, Bilston, WV14 0BQ

**BK** Bruton Knowles

est. 1862

## Café

- Flexible Terms Available
- Great Location
- 916 Sq. Ft
- High Footfall

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## LOCATION

The property is situated in Bilston, a former industrial town approximately two miles south east of Wolverhampton City centre and three miles north of Dudley. The site is adjacent to the Black Country Route, a major road through the region.

## DESCRIPTION

The property is a 1990's single storey bus station of steel frame construction clad predominantly in glass with brickwork cladding at low level. The café lies centre of the rectangular footprint.

The kitchen and servery are within a central structure that houses a management suite and retail kiosks with an external seating area, separated from the main concourse by glazed partitioning. A canopy was installed by the former Tenant in 2016.

## ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Servery	15.12	163
Kitchen	7.01	75
Lobby	3.01	33
Seating	59.97	645
<b>Total</b>	<b>85.14</b>	<b>916</b>

## RATES

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

## PLANNING

Unit 1 is classed as use E under the Use Classes Order 1<sup>st</sup> Sept 2020.

## EPC

C-66

## LEGAL COSTS

Each party to be responsible for their own legal costs relating to this matter.

## RENT

£12,000 Per Annum Exclusive.

## TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

## VAT

VAT will be applied to all costs.

## VIEWING

By appointment only with the sole agents Bruton Knowles.

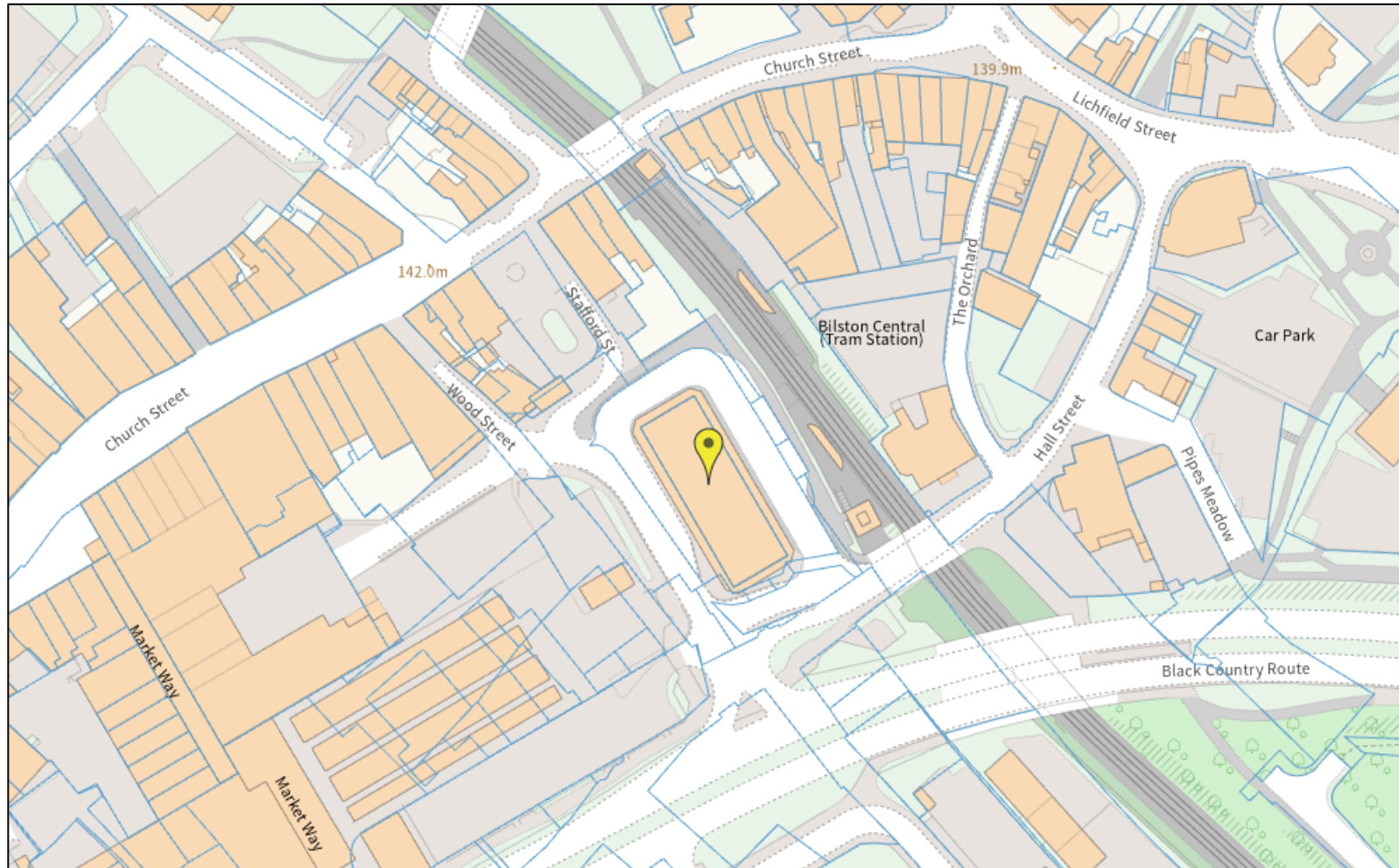
## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.



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