



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR SALE/  
TO LET**

RETAIL PREMISES

1,377 sq ft  
(127.90 sq m)



**40C BATH ROAD, WOLVERHAMPTON, WV1 4EP**



- ◆ Close Proximity to Wolverhampton City Centre.
- ◆ Prominent Location.
- ◆ Immediately Available.
- ◆ 1,377 sq ft Across Two Floors.
- ◆ Strong Passing Trade and High Visibility.
- ◆ Air Conditioning & Kitchen/ WC Facilities.

**VIEW MORE AT [BULLEYS.CO.UK](http://BULLEYS.CO.UK)**

## LOCATION

40C Bath Road is situated west of Wolverhampton City Centre in Chapel Ash. The location benefits from an excellent prominent position, just off the A41 Tettenhall Road/Chapel Ash junction, one of the main routes leading directly to the Ring Road and City Centre. The surrounding area includes a broad mix of commercial uses including local restaurants, pubs and specialist retailers.

## DESCRIPTION

A two-storey retail premises constructed with traditional brick elevations beneath a pitched roof. The property benefits from a combination of carpeted and laminate flooring with plastered and painted walls, integrated spotlights, suspended ceilings, air conditioning and uPVC/Velux windows at first floor level. The premises also provides welfare facilities including a fitted kitchen, bar area and WC amenities.

## ACCOMMODATION

Net internal areas approximately:

	<b>sq ft</b>	<b>sq m</b>
40C Bath Road	1,377	127.90

## RENT AND SALE PRICE

Price on application.

## LEASE TERMS

The property is available by way of a new lease, on terms to be agreed.

## PLANNING

Interested parties are advised to make their own enquiries with City of Wolverhampton Council on 01902 556026.

## RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £14,750.00

Rates Payable: £7,360.25

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## FIXTURES AND FITTINGS

Fixtures and fittings are available and are to be agreed separately with the landlord.

## VAT

All figures quoted do not include VAT which is be payable at the current prevailing rate.

## EPC

The unit has been graded as follows:-

B-34

## WEBSITE

Photography and further information is available at [bulleys.co.uk/bathroad40c](http://bulleys.co.uk/bathroad40c)

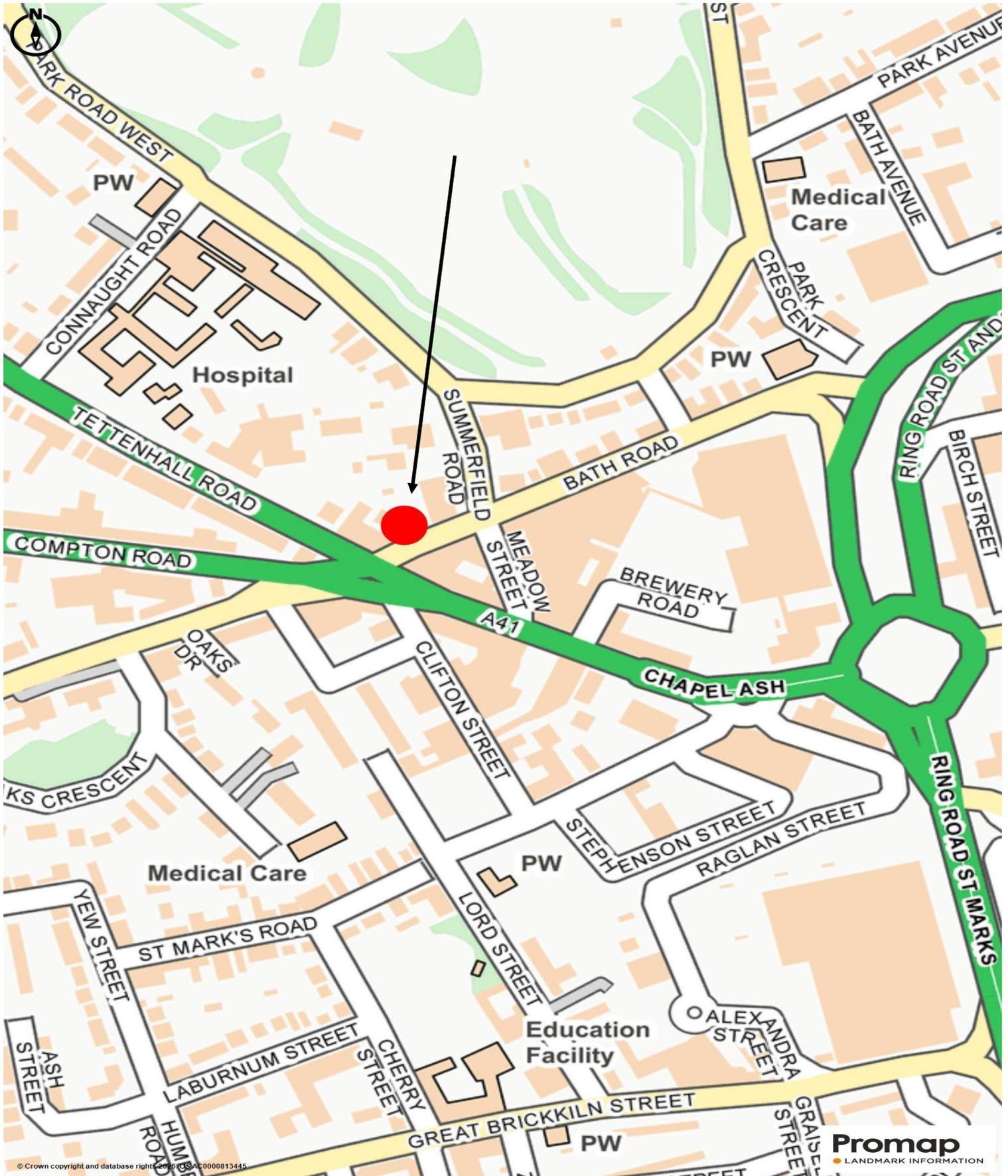
## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

Details prepared 02/26



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) 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.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

**VIEW MORE AT BULLEYS.CO.UK**