



SOUL ESTATES
SALES & LETTINGS

TO LET – COMMERCIAL UNIT

Byrne Road, Wolverhampton
WV2 3DP

Monthly Rental Of
£650



- ♥ Ground floor retail unit approx: 650 sq ft
- ♥ Central to many residencies, local businesses, community centres and educational facilities
- ♥ Just off Dudley Road, which is a popular commuter route in and out of Wolverhampton City Centre
- ♥ A short distance from Wolverhampton City Centre, approx. 0.7 miles
- ♥ Available Immediately
- ♥ Flexible Terms Available
- ♥ Tenure: Leasehold

TO LET – COMMERCIAL UNIT

Location

Soul Estates are pleased to present this ground floor premises located just off the Dudley Road, Blakenhall, Wolverhampton. The property is within a prominent shopping parade just a short distance from Wolverhampton City Centre, approx. 0.7 miles. Other retail occupiers within the vicinity include pharmacies, supermarkets, betting agencies, and fast food shop.

The property is situated on Byrne Road just off Dudley Road, which is a popular commuter route in and out of Wolverhampton City Centre. The area is central to many residencies, community centres and educational facilities, and provides excellent transport links.

Description

Tenure: Leasehold

The property comprises a self-contained ground floor unit complete with secure electric roller shutters to the front of the property and rear include WC and kitchenette.

Accommodation

Total Area approx. Ground Floor - 650 Sq Ft.

Terms

The property is available to let on a new Full Repairing and Insuring Lease.

Business Rates

Prospective tenants are responsible for business rates and are advised to confirm their rates liability with the local rating authority.

Legal Costs

Each party is to be responsible for their legal costs incurred during this transaction.

Services

We understand that all mains services are available to the property. Prospective tenants should make their enquiries as to the suitability and adequacy of the supplies for their purposes.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via prior appointment through the sole selling agent Soul Estates on 0121 647 6779