

PRIME SHOP UNIT TO LET

WOLVERHAMPTON - 8 TRYSULL ROAD, WV3 7HT

**Mason
Partners**



Location

The property is located on the busy intersection of Trysull Road and Birches Barn Road, opposite The Bradmore Arms Pub to the south west of Wolverhampton centre.

Accommodation

The premises comprise the following areas:-

Ground Floor	790 sq ft
First Floor	686 sq ft

Servicing is to the rear of the premises.

Tenure

The premises are available by way of an assignment of a lease expiring on 24/3/2025.

Rent

£9,500 pax

Rating Assessment

Rates Value - £10,250 pax. Interested parties are advised to make their own enquiries with the local council to verify this information.

Planning

It is understood that the premises has a Class E planning consent.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Joe Pearce 07827 973 962 joepearce@masonpartners.com
Mathew Green 07774 725 095 mathewgreen@masonpartners.com

0151 227 1008
masonpartners.com

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