



Two-storey retail premises at 13, High Street Bilston, Wolverhampton, West Midlands, WV14 0EH

- Two-storey retail premises extending to 1,022 sq ft (94.94 sq m)
- Ground floor shop with first floor storage/ancillary accommodation
- Located in Bilston town centre
- Free car parking in close proximity
- Nearby occupiers include Home Bargains, Lidl and Greggs

13 High Street Wolverhampton

LOCATION

The property enjoys a prominent High Street location in Bilston town centre, Wolverhampton. It is ideally located in close proximity to free car parking and benefits from good transport links with Bilston Central metro station and Bilston bus station in close proximity. The High Street provides for a mix of both local and national occupiers.

The property itself has an end of terrace position adjoining a hot food take-away. Nearby occupiers include Home Bargains, Lidl and Greggs.

DESCRIPTION

The property comprises a two-storey retail premises fronting onto the High Street, which provides a ground floor shop with WC facilities to the rear and basic storage facilities on the first floor. The latter are accessed via an integral staircase.

There is access to both the front and rear elevation of the property, including a security roller shutter to the shop frontage.

ACCOMMODATION

Ground floor	678 sq ft	63 sq m
First floor	344 sq ft	32 sq m
Net Internal Area	1,022 sq ft	95 sq m

SERVICES

We understand that mains electricity and water are available or connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries.

TENURE

Leasehold: The property is available on a sub-lease or an assignment of the existing lease.

Alternatively, the landlord may consider granting a new lease direct to a tenant subject to agreeing suitable surrender terms in respect of the existing lease. For further details, please contact the agent.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



RENT

Rent upon application.

LOCAL AUTHORITY

City of Wolverhampton Council, Civic Centre, St Peters Square, Wolverhampton WV1 1SH - Tel: 01902 551155

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £11,000.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3968



Printcode: 202459

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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