

SHOP TO LET

41 VICTORIA STREET WOLVERHAMPTON WV1 3PJ

The shop is located in a popular shopping street within the City Centre. Nearby traders include, Oxfam and Native menswear.

ACCOMMODATION

(Areas are approximate)

Ground Floor:

Shop Area 680ft² 63.2m²
WC

First Floor:

Store/Staff Area 450ft² 41.82m²

LEASE

On terms to be agreed.

RENT

£13,500 per annum exclusive.

BUSINESS RATES 2010/2011

Rateable Value £ 15,750.00
Rates Payable £ 6,520.50

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.



SURVEYORS, ESTATE AGENTS & VALUERS



LEGAL COSTS

The ingoing tenant will be responsible for all legal costs incurred in the preparation of the lease, and will be required to pay £350 plus VAT, in advance of legal formalities commencing, to cover abortive costs should they withdraw.

VIEWING

By arrangement with the agents.

Michael Tromans & Co

Tel: **(01902) 425646**

VAT

VAT will be charged as appropriate.

SUBJECT TO CONTRACT

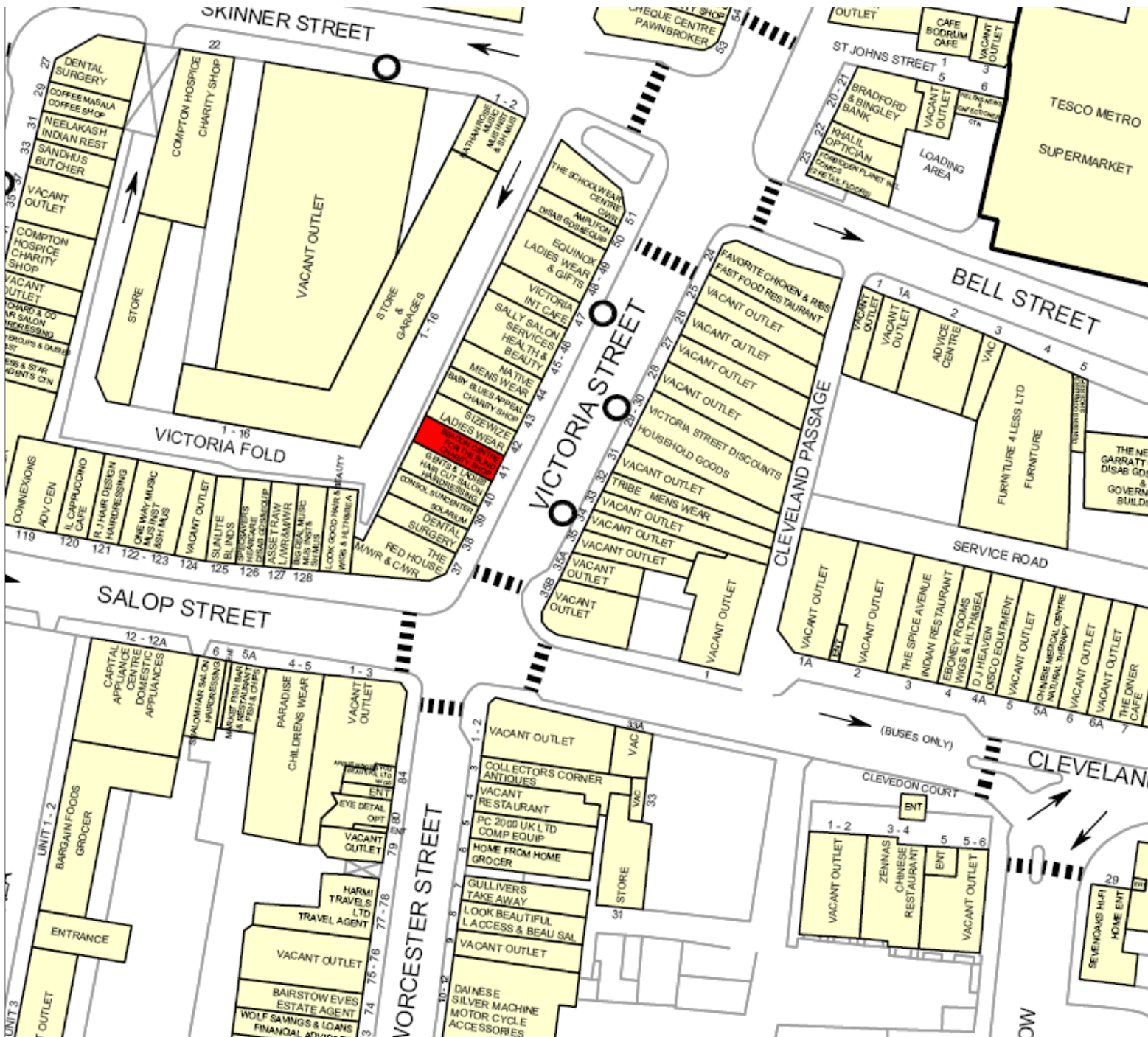
MRT/SC/14/09/2010

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Also available in Large Print or Audio Tape upon request



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MICHAEL TROMANS & Co
SURVEYORS, ESTATE AGENTS & VALUERS
01902 425646

All negotiations must be conducted through Michael Tromans & Company. In accordance with the requirements of the Misrepresentation Act 1967, we hereby state that whilst we have made every endeavour to present a proper description of the property, these particulars do not in any way constitute either the whole or any part of an offer or contract. We do not give or imply any warranty as to the correctness of the various details or the suitability of the property described for any purposes. Any intending purchaser or lessee is advised, therefore, to make his own independent enquiries and inspections.