



hexagon™  
commercial property



- PROMINENT HIGH STREET POSITION
- AVAILABLE IMMEDIATELY
- HIGH VOLUME OF PASSING FOOTFALL
- SUITABLE FOR A NUMBER OF USES (STP)

## RETAIL

2,783 SqFt ( 259 SqM )

£18,000 per annum

31 High Street, Wednesfield, WV11 1SX

# TO LET



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commercial property



## Description

This prominent retail space benefits from high passing footfall and a great location in the High Street of Wednesfield. With numerous car parks nearby, the premises is also well connected to public transport with bus stops and the train station only a short distance away.

The premises is suitable for a variety of uses within the Class 'E' use class.

## Location

Located in a prominent High Street location, the premises benefits from plenty of public transport nearby with the closest train station being 2 miles. Additionally there are numerous public car parks in close proximity. Wolverhampton city centre is only a short distance being approx 2.5 miles away.

## Accommodation

Basement - 348 sq ft

Ground Floor

Retail - 1,274 sq ft

Office 1 - 308 sq ft

Office 2 - 133 sq ft

First Floor

Kitchen - 120 sq ft

WC x2

## Rates

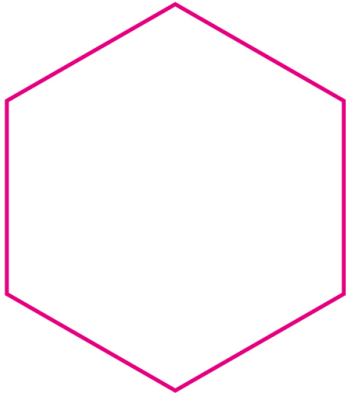
Rateable Value - £21,500

Rates Payable - £10,728.50 approx.

## Terms

The premises is to be let by way of new lease on terms to be agreed.





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