



hexagon™
commercial property



- PROMINENT ROADSIDE LOCATION
- HIGH VOLUME OF PASSING TRAFFIC
- CLOSE TO CITY CENTRE

CLASS 'E'

394 SqFt (37 SqM)

£7,200 plus VAT per annum

46 Chapel Ash, Wolverhampton, WV3 0TT

TO LET



hexagon™
commercial property



Description

This Class 'E' premises is located prominently on Chapel Ash, one of the main routes to and from Wolverhampton City Centre, benefitting from a substantial amount of passing vehicular traffic. The property consists of an open plan front retail area with further space to the rear along with kitchen and toilet facilities.

Location

The property is located on the busy Chapel Ash close to Wolverhampton City Centre, approximately 0.5 miles away. The surrounding area includes a mix of retailers and professional firms, with a large Sainsburys supermarket and Subway nearby. The property is also situated close to many bus stops and the train station is only 1.5 miles away via the A4150. This provides excellent transport links to the surrounding areas

Accommodation

Main shop front - 344 sq ft

Rear area - 76 sq ft

Toilet - 16 sq ft

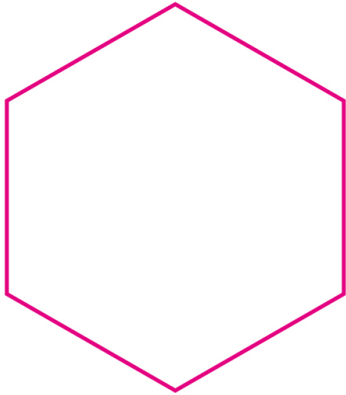
Rates

Rateable Value - £4,100

It is understood that the premises will benefit from 100% small business rate relief, however, we advise the tenant to confirm this with the relevant local authority.

Terms

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



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property