



Canalside • 9A Narrowboat Way • Dudley • West Midlands DY2 0XQ

By Direction of The Midcounties Co-operative Limited

**TO LET
(By Way of Assignment/Sub Lease)**

LOCK UP SHOP

**84 STAFFORD STREET
WILLENHALL
WEST MIDLANDS
WV13 1RT**

*** Sales Area - 355 sq.ft. (33 sq.m.) N.I.A. approx ***

*** Rear Access Available ***

*** Popular Area ***

LOCATION

The premises are located within an established retail parade on Stafford Street, Willenhall (location plan attached).

DESCRIPTION

The ground floor shop benefits from a timber framed shop front, Night Storage Heater and fluorescent strip lighting. A store, kitchen and toilet are located to the rear.

Goods access is available from the rear of the building.

ACCOMMODATION (Net Internal Area) approx.

	sq.m.	sq.ft.
Shop -	33	355
Store -	7.78	84
Kitchen -	4.03	43
Toilet -	-	-

SERVICES

All mains services, except gas, are connected.

RATING ASSESSMENT

Rateable Value: £8,100.

U.B.R. 44.4 p in the £ (2007/08).

LEASE TERMS

The premises are currently held on a 27 year lease on an internal repairing and insuring basis from 29th September 1997. The next rent review is with effect from 29th September 2009 and every five years thereafter.

CURRENT RENT

£13,000 per annum exclusive.

V.A.T.

V.A.T. may be levied on the rent/service charge.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment with the Sole Agents - SELLERS (01384) 456789.

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