TO LET



FIRST FLOOR OFFICES 19A UPPER HIGH STREET WEDNESBURY WEST MIDLANDS WS10 7HQ

- ❖ REFURBISHED OFFICES
- **❖ TOWN CENTRE LOCATION**

LOCATION

The property is situated on the first floor above retail shops close to the junction of Upper High Street and Bullen and the island junction of High street and Trouse Lane. There is public car parking close to the front and also immediately outside to the rear of property. There is easy access to junction 9 of the M6 motorway approximately 3 miles distant and Walsall Town Centre is approximately 5 miles distant to the northwest.

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CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

FIRST FLOOR OFFICES, 19A UPPER HIGH STREET, WEDNESBURY.....Continued

ACCOMMODATION

The accommodation comprises first floor offices with some partitioning and suspended ceilings with category II lighting. Other areas have traditional fluorescent strip lighting. The accommodation is gas fired centrally heated and has separate ladies and gents toilets, perimeter wall trunking, fully fitted carpet

Net Internal Area 1,836 Sq.Ft. 170.5 Sq.M.

RATING ASSESSMENT 2010 Rateable Value: £10,000

TENURE

The property is offered by way of new lease term to be granted for a minimum of 3 years on internal repairing and insuring terms plus service charge on a business tenancy excluding s.24 and 28 of the Landlord & Tenant Act 1954 (Part II).

LEGAL COSTS

Both parties to be responsible for payment of their own respective legal costs in the transaction.

FIXTURES & FITTINGS

All items included in the nature of fixtures and fittings referred to in these particulars will be included within the tenancy, all other items being expressly excluded.

REFERENCES

3 references to include one bank and 2 business/trade references will be required from an intending applicant. These will be forwarded to the Landlords for approval.

SERVICES

Mains drainage water and electricity are available and connected to the premises.

RENT

Year 1. £10,000 per annum (exclusive). Year 2. £11,000 per annum (exclusive). Year 3. £13,000 per annum (exclusive).

V.A.T. We are advised that VAT does not apply to this transaction.

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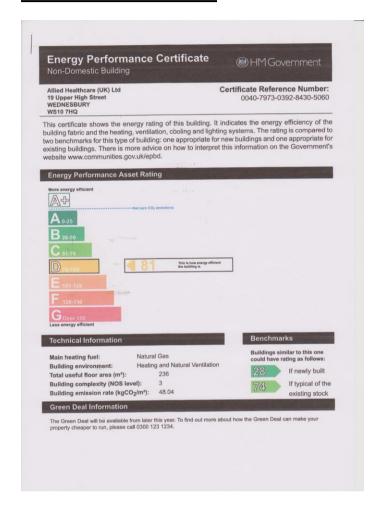
ENERGY PERFORMANCE CERTIFICATE - Available with these particulars.

<u>VIEWING</u> By strict appointment with the Sole Agents:

John Emms Commercial Tel: 01384 257284

Email: john@johnemmscommercial.co.uk Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT



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