hexagon™
commercial property

RICS



- LED LIGHTING THROUGHOUT
- AMPLE PARKING AVAILABLE
- KITCHEN AND WC FACILITIES
- OPEN-PLAN RETAIL AREA

RETAIL

566 SqFt (52 SqM)

£12,0000 per annum exclusive

66 Oxley Moor Road, Wolverhampton, WV10 6TU

TO LET

hexagon™
commercial property













Description

The property comprises a well-presented ground floor retail premises extending to approximately 566 sq ft, previously occupied as a beauty salon.

The property benefits from a large glazed shopfront with a roller shutter, LED lighting throughout and modern flooring. Internally, the premises provide a predominantly open-plan retail area with additional partitioned rooms, together with kitchen and WC facilities. The property also benefits from ample parking immediately outside and would be suitable for a variety of uses, subject to the necessary consents.

Location

The property is situated on Oxley Moor Road in Wolverhampton, within an established residential area comprising a mixture of local shops and amenities. The premises benefit from a convenient location serving the surrounding residential population, with roadside parking available immediately outside. Wolverhampton City Centre is also within easy reach, providing access to a wider range of retail, leisure and transport facilities.

Accommodation

Retail - 391 Sq Ft

Treatment Room 1 - 63 Sq Ft

Treatment Room 2 - 47 Sq Ft

W/C - 40 Sq Ft

Kitchen - 25 Sq Ft

Total - 566 Sq Ft

Rates

Rateable Value - £7,000

It is understood that the prospective tenant will benefit from 100% small business rate relief and is to make enquiries with the relevant local authority.

Terms

The property is available to let on a new lease with lease length to be agreed.

Each party are to be responsible for their own legal costs incurred during this transaction.

Application Fee - £100 plus VAT

RICS



...get social
with Hexagon

'Hexagon Commercial Property'

'Hexagon Commercial Property'

@HexagonCP

@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 pricesorrents are quoted exclusive of VAT. These particulars were produced in April 2019.

