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Property
Consultants

SS/JH

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**TO LET
WORKSHOP PREMISES
Rear of
25-28 ELMORE GREEN ROAD,
BLOXWICH,
WS3 2HW.**



LOCATION: The property is situated off the western side of the B4210 Elmore Green Road, Bloxwich, within a few hundred metres of the High Street forming the retailing centre of the town.

DESCRIPTION: The property comprises a compact, detached, single storey industrial unit, located toward the rear of the former Abbey Blinds Showroom premises, being of metal portal frame construction, with full height brickwork to the elevations, surmounted by pitched corrugated asbestos cement sheet roofs. It has a solid concrete floor, with an inspection pit therein, and roller shutter door access off a concrete surfaced forecourt. Gross Internal Floor Area approximately 1,558 sq.ft. (144.73 sq.m.).



16, Lichfield Street, Walsall WS1 1TS
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Workshop Premises rear of 25-28 Elmore Green Road,
Bloxwich, WS3 2HW.

SERVICES: Mains electricity and gas are believed to be connected to the property, which has a Three Phase electricity supply. Further, a warm air blower heater is situated within the unit. No tests have been applied to any of the services or appliances.

RATING DATA: (information obtained from the Valuation Office Agency Web Site):

Rateable Value: £5,800
Description: Workshop and premises

NB: Small Business Rate Relief may be available. Interested parties are advised to make their own enquiries of the Local Authority in this regard.

TOWN PLANNING: We understand that the property has previously been used as a motor vehicle repair workshop and for storage purposes. Interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

ENERGY PERFORMANCE CERTIFICATE: Currently awaited.

TERMS: The property is available to rent by way of a new six year full repairing and insuring lease, with an upwards only rent review after three years, outside of the Landlord and Tenant Act 1954.

COSTS: The ingoing Tenant is to be responsible for the Landlord's reasonable legal expenses in connection with the preparation of the Agreement.

REFERENCES: The ingoing Tenant will be required to supply references to be taken up by the Landlord's Agent for a non-returnable fee of £75.

VIEWINGS: Contact Fraser Wood Commercial on 01922 629000.

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

SS/JH/24/05/2022

N.B. Rents and Prices quoted may be subject to VAT.

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