

TO LET

Café Unit, Bilston Bus Station

Wood Street, Bilston, Wolverhampton, WV14 0BQ

916 sq ft (85.14 sq m)



- Bus Station Location
- Business Opportunity
- Close to busy local market
- Available September 2018

Bruton Knowles
60 Church Street, Birmingham, B3 2DJ
0121 212 1100

Café Unit, Bilston Bus Station

LOCATION

The property is situated in Bilston, a former industrial town approximately two miles south east of Wolverhampton City Centre and three miles north of Dudley. The site is adjacent to the Black Country Route, a major arterial road through the region.

DESCRIPTION

The property is a 1990s single storey bus station of steel frame construction clad predominantly in glass with brickwork cladding at low level. The cafeteria is in the centre of the rectangular footprint.

The kitchen and servery are within a central structure that houses a management suite and retail kiosk with an external seating area separated from the main concourse by glazed partitioning. A canopy was installed by the current tenant in 2016.

ACCOMMODATION

	Sq m	Sq ft
Servery	15.12	163
Kitchen	7.01	75
Lobby	3.01	33
Seating	59.97	645
Total NIA (Approx.)	85.14	916

RENT

£10,000 per annum payable quarterly in advance.

BUSINESS RATES

The Rateable Value of the premises from 1st April 2017 is £11,500. Business Rates are payable to Wolverhampton City Council. The 2018/2019 Rates Liability is £5520.

Small business rates relief is the responsibility of the incoming tenant to obtain.



SERVICE CHARGE

Tenant to contribute a fair proportion towards the cost of maintaining the common areas.

INSURANCE

The tenant shall be required to contribute a fair proportion towards the landlords insurance premium.

VAT

The property is elected for VAT which shall be charged at the prevailing rate on all rent, service charge and insurance.

LEGAL COSTS

Tenant is to bear the Landlord's reasonable legal costs.

RENTAL DEPOSIT/GUARANTOR

The prospective tenant may be required to provide a rent deposit or guarantor dependent on the strength of covenant and at the landlord's discretion.

SERVICES

It is understood that mains electricity, water and drainage are connected to the property.

Note: None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective tenants satisfy themselves on the condition, efficiency and suitability in accordance with their individual requirements.

TENURE

The premises will be available by way of a new internally repairing lease on terms to be agreed from September 2018.

ENERGY PERFORMANCE CERTIFICATE

The premises is currently exempt from the Energy Performance of Buildings (England and Wales) Regulations 2012 and does not require an EPC.

VIEWING

Strictly by appointment.

CONTACT

Faryal Sheikh
0121 212 7676

faryal.sheikh@brutonknowles.co.uk

Rachel Holland
0121 212 7671

rachel.holland@brutonknowles.co.uk



Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Tenants or lessees must satisfy themselves by inspection or otherwise.