

**LARGE RETAIL PREMISES
AVAILABLE TO LET/FREEHOLD
POTENTIALLY AVAILABLE SUBJECT TO
VACANT POSSESSION**

**85/87 CHURCH STREET
BILSTON
WV14 0BJ**



LOCATION

The premises are located in a prime trading position within the popular market town of Bilston. The unit is adjacent to **LLOYDS BANK** and opposite **GREGGS, SHOEZONE** and **CARD FACTORY** with **HOME BARGAINS** also located close by.

DESCRIPTION

The premises are arranged over ground and first floors.

ACCOMODATION

The premises comprise of the following approximate areas and dimensions:-

Ground Floor Sales Area	301.56m²	3246 sq ft
First Floor	187.19m²	2015 sq ft

TENURE

The premises are available to let upon terms to be agreed.

Freehold potentially available – terms on application.

RENTAL

£48,000 pax

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the rateable value for the premises as follows:-

Rateable Value (2023 Assessment)	£44,000
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We suggest that all interested parties should verify the above information with the Local Authority.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

PLANNING

We understand the premises do not lie within a Conservation Area and are not listed. We would suggest that interested parties make their own enquiries via the Local Council.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category B.

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

The tenant is to be responsible for the payment of their own legal costs incurred.

VIEWING

Strictly by appointment with the Sole Retained Agents:-

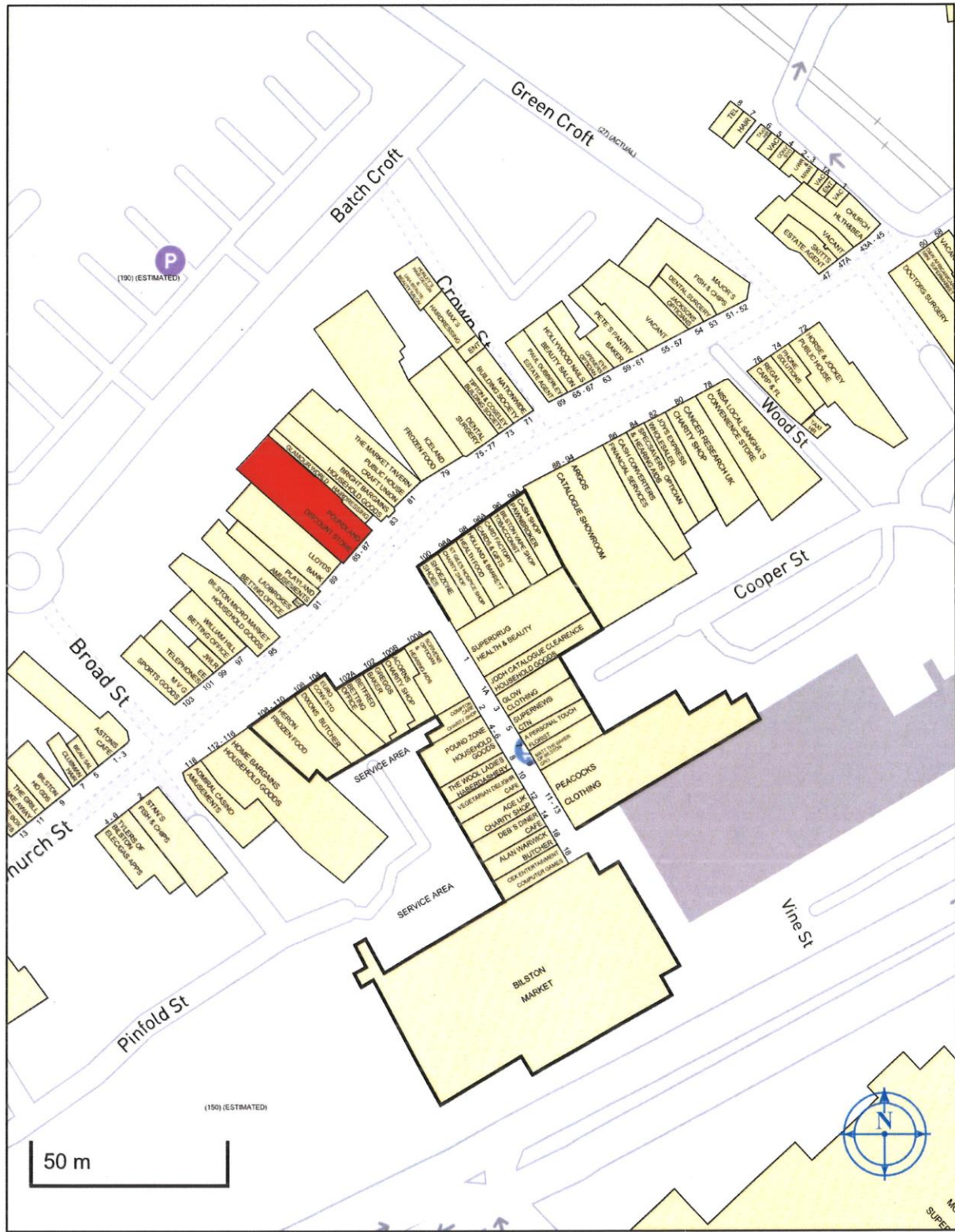
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ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT

SUBJECT TO CONTRACT

SEPTEMBER 2025

0121 454 4004



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