

**RAPLEYS**

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0370 777 6292

## TO LET Former First Floor Gym

First Floor, 41 Birmingham Road,  
Wolverhampton WV2 3LQ

CONTACT **Peter Paphitis**  
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City centre location

88,060 daily vehicle movements

Self contained with designated  
entrance

2,542.67 sq m (27,352 sq ft)

Potential for a variety of uses,  
subject to planning

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### Location

The premises sit fronting the A4123 Birmingham Road approximately 0.3 mile south of the intersection with the A4150 City Ring Road and 0.5 mile south of Wolverhampton city centre.

Birmingham Road is one of the main arterial roads that connects Wolverhampton to Birmingham, approximately 16.7 miles to the south east, and benefits from approximately 88,000 vehicle movement per day.

Nearby occupiers include **Aldi**, **Costa Coffee**, **Homebase** and **Iceland**. There is also St John's Retail Park adjacent with occupiers including **Next** and **PC World**, with the Mander Centre a short walk north.

### Description

The premises comprise of first floor accommodation above a dealership operated by Westway **Nissan**. The building is of a concrete frame construction and clad with profile metal sheet cladding.

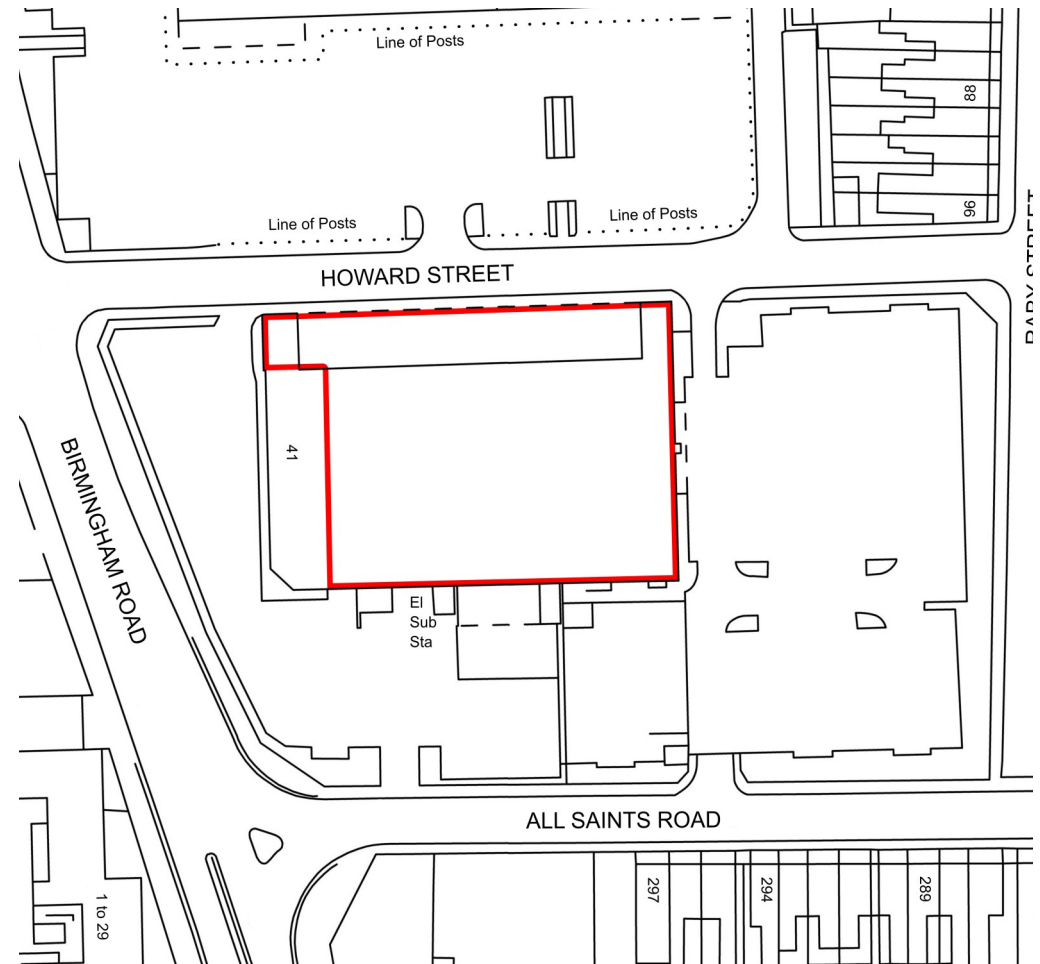
Internally, the first floor has concrete floors and a mixture of breezeblock and concrete walls, under a domed concrete trussed roof with halogen lighting. Access to the first floor is via a separate entrance on the site adjacent to the Nissan showroom, with an internal staircase leading to the first floor.

The property benefits from both electricity and water supply, while also having both male and female WCs as well as a separate disabled WC.

There are approximately 13 designated car parking spaces.

### Tenure

The property is available by of a new lease for a term to be agreed.



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### Terms

Further information is available upon request.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
First floor accommodation	2,542.67	27,352

**Parking** **13 spaces**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Rating

The property is not currently listed but will be re-assessed once a tenant is in occupation.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.



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