



hexagon™
commercial property



- TOWN CENTRE LOCATION
- EXCELLENT ROADSIDE PROMINENCE
- SUITABLE FOR A NUMBER OF USES (STP)

RETAIL

609 SqFt (57 SqM)

POA

Unit 3 Woden House, Wednesbury, WS10 7AG

TO LET



hexagon™
commercial property

Description

Located in the heart of Wednesbury town centre; this retail units offers an excellent opportunity for a variety of businesses. Previously operating as a successful takeaway, this versatile space is ideally suited for a range of retail ventures. It is situated in a highly visible position within Wednesbury town centre, this property benefits from high footfall and excellent exposure.

Location

The retail unit is situated in the heart of Wednesbury town centre, offering convenient access to a wide range of local amenities and excellent transport links. The property is 0.7 miles away from Wednesbury Great Western Street tram station and 0.4 miles away from Wednesbury bus station. The property is also 1.5 miles away from the M6 J9 which provides easy access to Wolverhampton and Birmingham.

Accommodation

Shop - 609 Sq Ft

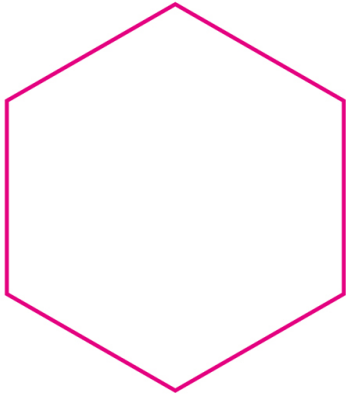
Rates

Rateable Value - £6,400

Rates Payable - £3,193.60 approx.

Terms

Premises are offered by way of new lease with terms to be agreed.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

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

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property