

17 Union Street | Wednesbury | WS10 7HD

Prominent retail unit for lease

142.8m²
(1,174ft²)

- Secure roller shutter frontage
- Rectangular shaped ground floor
- Ground floor consisting of retail unit with ground floor exit and stairwell
- Upstairs consisting of kitchen area, male and female bathrooms and small storage area
- Halogen lighting



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property occupies a prominent position on Union Street in the heart of Wednesbury town centre surrounded by a strong mix of national and local retailers including Greggs, Poundland, Superdrug and Card Factory.

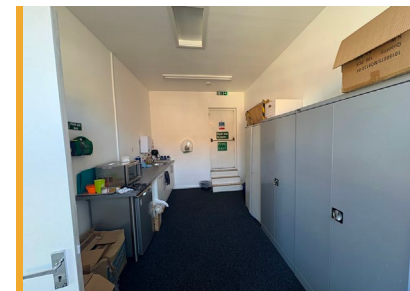
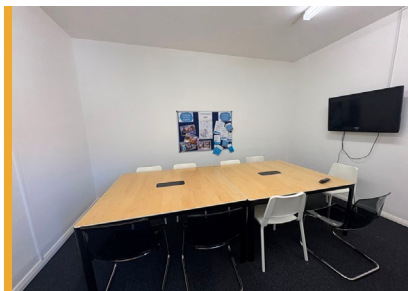
The area benefits from consistent pedestrian footfall and easy access via the Black Country New Road (A41), Junction 9 of the M6, and the Midland Metro line, making this an ideal location for retail occupiers seeking high visibility and a well-connected trading position.

Description

The property comprises a rectangular ground floor retail unit with a secure shop front featuring electric shutters and rear double loading doors.

The first floor provides additional office/storage accommodation together with kitchen and bathroom facilities, accessed via a stairwell to the left-hand side of the ground floor.

The unit benefits from a single-phase electricity supply and mains water.





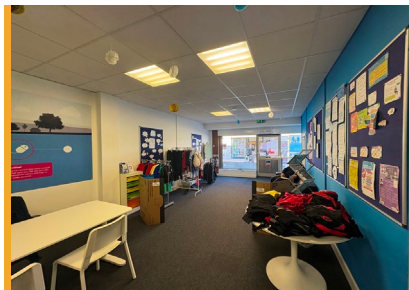
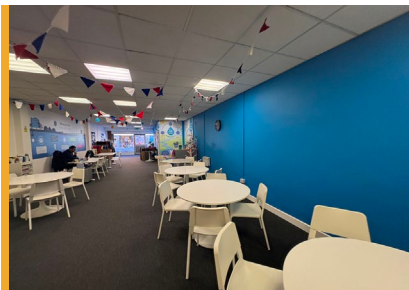
Location



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Floor Areas

Description	M ²	Ft ²
Ground Floor	109.06	1,174
First Floor	33.8	363
Total	142.8	1,537

(This information is given for guidance purposes only)



Rent

The property is available on a new lease for a term of years to be agreed and we are quoting a rent of:

£22,500 per annum
(Twenty two thousand five hundred pounds)

EPC

The EPC for the property is available upon request.

VAT

VAT is applicable to the rent due at the standard rate.



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SAT NAV: WS10 7HD



Business Rates

From enquiries of the Valuation Office website, we understand the following:

Shop & Premises

Rateable Value (RV): £11,250

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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07/10/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.