

BOSCOMOOR SHOPPING CENTRE

Wolverhampton Road, Penkridge, Staffordshire, ST19 5NS

100%
Rates Relief*



RETAIL UNITS **TO LET**

LOCAL CONVENIENCE RETAIL DEVELOPMENT WITH
PROMINENT ROADSIDE LOCATION OFF A449

Existing retailers include:

The **co-operative** food
Here for you for life

GREGGS
Always Fresh. Always Tasty.™

Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

SUBWAY

CURRENTLY AVAILABLE UNITS

UNIT 7B **1,980 SQ.FT** (184 SQ.M)

UNIT 5 **966 SQ.FT** (89 SQ.M)

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**ON SITE PARKING WITH ELECTRIC
VEHICLE CHARGING POINTS**



DESCRIPTION

Penkridge is a popular market town situated close to Wolverhampton and Stafford with mainline rail links, making this a popular residential area. Adjacent, Persimmon Homes have plans for a development of 330 homes.



View all available units at www.lcpproperties.co.uk/boscomoor



UNITS AVAILABLE

UNIT 7b	sq.ft	sq.m
Ground Floor	1,980	184
Rent	£27,500 per annum*	
Rateable Value	£19,250 per annum	

The property is elected for VAT.

*Plus service charge, VAT and business rates

UNIT 5	sq.ft	sq.m
Ground Floor	966	89
Rent	£19,300 per annum*	
Rateable Value	£19,320 per annum	

The property is elected for VAT.

*Plus service charge, VAT and business rates



SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the local authority.

POSSIBLE USES

A1 Shops	Florist	Fast Food
A2 Financial/Professional	Clothing	Laundrette
A3 Restaurants/Cafes	Hairdresser	Beauty Bar
A5 Takeaways	Pharmacy	Delicatessen
	Estate Agent	Travel Agent
	Financial Services	Newsagent
	Nail Bar	



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BOSCOMOOR SHOPPING CENTRE

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LOCATION - ST19 5NS

Boscomoor Shopping Centre consists of nine modern retail units with car parking in a prominent roadside location off the A449 which runs through the heart of Penkridge. The M6 and M54 are accessed within a few miles of the centre.



VIEWING

Strictly via prior appointment with the appointed agent:



DAVID HEMMING

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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