

TO LET

Unit 7a

1,004 sq.ft

(93.3 sq.m)

CONDITIONED

LACE



Barnardo's

SALE

STORE
CLOSING

This store will be closing on
Friday 3rd July 2016

In that your nearest store is
within a 10 minute drive, please
visit www.barnardos.org.uk

Thank you for your support

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COSTA COFFEE

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M BOSCOMOOR

Penkridge
Staffordshire
ST19 5NS

Occupiers Include
COSTA
SUBWAY

GO
OP
GREGGS

LOCATION

Penkridge is a popular market town situated close to Wolverhampton and Stafford with mainline rail links, making this a popular residential area. Situated off the A449 which runs through the heart of Penkridge town. The M6 and M54 are accessed within a few miles of the centre. Adjacent, Persimmon Homes have plans for a development of 330 homes.

Occupiers in the convenience retail parade include; Subway, Greggs, Co-Op and Costa Coffee.

DESCRIPTION

The property is situated in a busy trading location within the Boscomoor convenience retail parade.

UNIT SIZE

Ground Floor: 1,004 sq.ft (93.3 sq.m).

RENT

£25,000 pax excluding VAT.

RATEABLE VALUE

Rateable Value £15,750 (1 April 2026 to present). Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge £2,646 per annum. Insurance £350 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

PLANNING

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

EPC

Further information available upon request.

LEGAL COSTS

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

VAT

All figures are quoted inclusive of VAT.



12

Lettable Units On-Site



13,096 sq.ft

Total Area



What Three Words
survey.stuns.trackers



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Viewing
Strictly via prior appointment
with the appointed agents

Creative Retail

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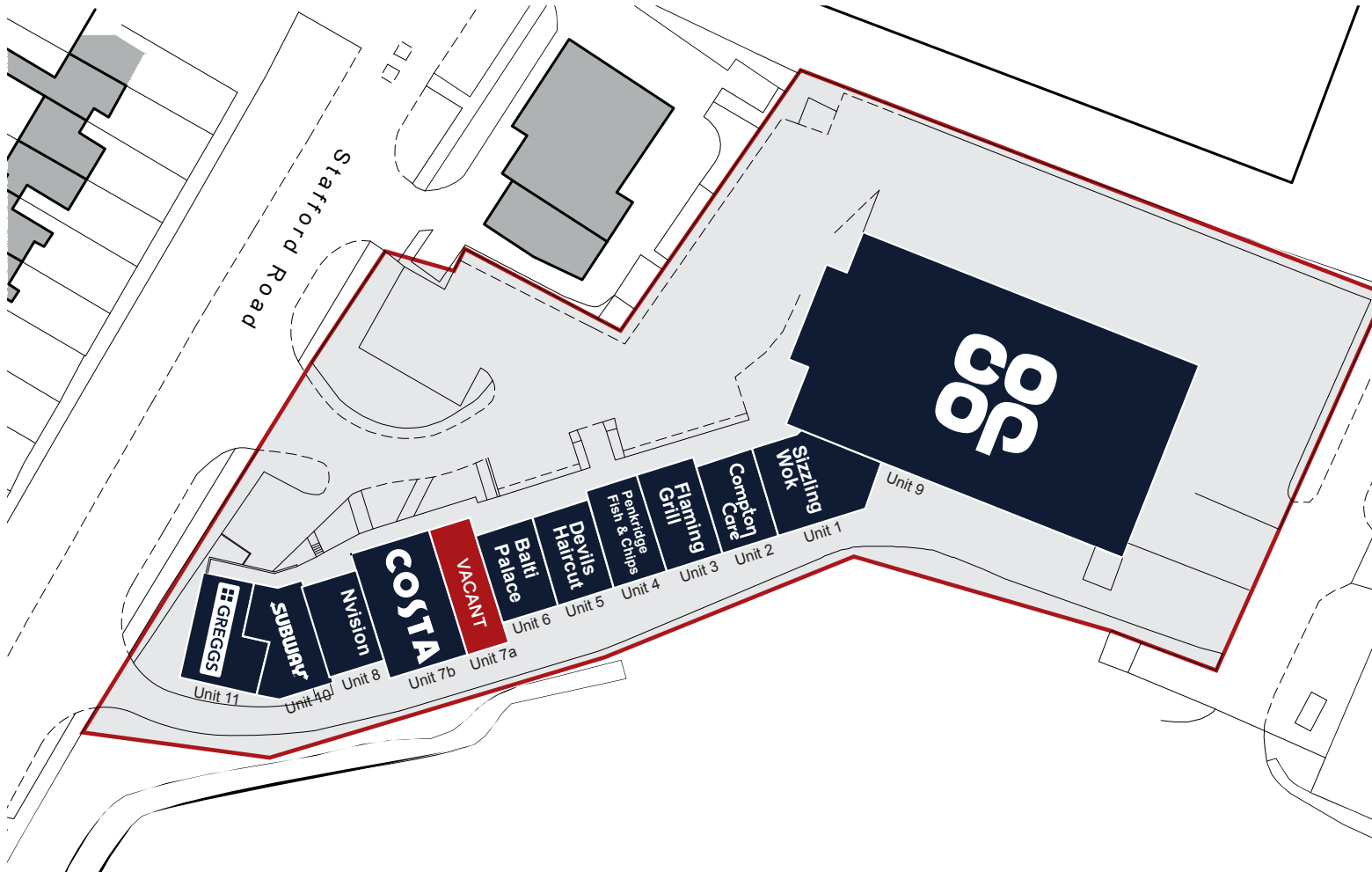
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**BURLEY
BROWNE**

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