

TO LET Retail

Griffiths Drive, Wednesfield Wolverhampton, WV11 2LJ



CONTACT

Richard Curry Rapleys LLP 07876 747146 richard.curry@rapleys.com

Matt Greenaway Rapleys LLP 07917 032674 matt.greenaway @rapleys.com

Michael Lockhart Jackson Criss 020 7637 7100 mlockhart @jacksoncriss.co.uk

Adam Rawcliffe Jackson Criss 020 7637 7100 arawcliffe @jacksoncriss.co.uk

rapleys.com 0370 777 6292 New ground floor retail unit available for occupation

Arterial road-side location

5 car parking spaces

185.15 sq m (1,993 sq ft)

Located in a popular suburb within Wolverhampton

Adjacent to a new **Co-op** convenience store and Ashmore Public House



TO LET Retail

Griffiths Drive, Wednesfield Wolverhampton, WV11 2LJ

CONTACT

Richard Curry Rapleys LLP 07876 747146 richard.curry@rapleys.com

Matt Greenaway

Rapleys LLP 07917 032674 matt.greenaway @rapleys.com

Michael Lockhart Jackson Criss

020 7637 7100 mlockhart @jacksoncriss.co.uk

Adam Rawcliffe

Jackson Criss 020 7637 7100 arawcliffe @jacksoncriss.co.uk

Location

The subject unit is located in the popular suburb of Wednesfield, a residential area within the city of Wolverhampton, West Midlands. It is 2 miles (3.2 km) north east of Wolverhampton city centre, and is part of the West Midlands conurbation. The town has a population of 33,555.

The subject unit is situated on the junction of Peacock Avenue and Griffiths Drive, immediately adjacent to a new **Co-op** convenience store and the Ashmore Public House. The subject unit comes with five customer car parking bays.

Description

The unit is an empty shell with all utility connections. To the rear is a goods holding area, accessed through a strengthened access door.

Accommodation

The unit will be handed over in a shell condition with capped services. There will be no shop fronts. Arranged over ground floor only, there unit will comprise the following approximate floor areas:

	Sq m	Sq ft
Unit 2	185.15	1,993

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 the ingoing tenant.

Tenure

Unit 2: £20,000 per annum exclusive

Terms

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

There will be a service charge covering repairs and maintenance of the common areas.

Service Charge

There will be a service charge covering repairs and maintenance of the common areas.

Rating

To be assessed post development.

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 www.2010.voa.gov.uk.

Legal

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

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

Viewing

Strictly by appointment through joint agents.

rapleys.com 0370 777 6292



TO LET Retail

Griffiths Drive, Wednesfield Wolverhampton, WV11 2LJ

CONTACT

Richard Curry Rapleys LLP 07876 747146 richard.curry@rapleys.com

Matt Greenaway

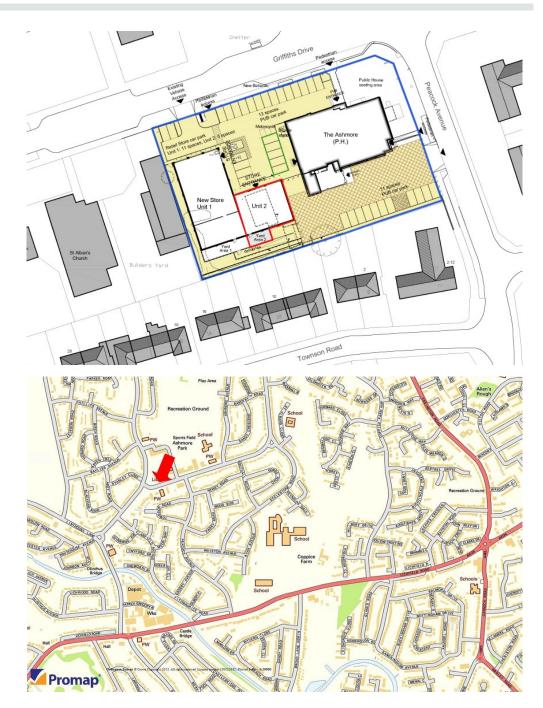
Rapleys LLP 07917 032674 matt.greenaway @rapleys.com

Michael Lockhart

Jackson Criss 020 7637 7100 mlockhart @jacksoncriss.co.uk

Adam Rawcliffe

Jackson Criss 020 7637 7100 arawcliffe @jacksoncriss.co.uk



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingbrooke Business Park, HUNTINGDON PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, 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 Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in May 2016.

rapleys.com 0370 777 6292