

**RAPLEYS**

## TO LET Retail

Griffiths Drive, Wednesfield  
Wolverhampton, WV11 2LJ



### CONTACT

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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

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### 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.

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### 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](http://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.

