



3 High Street, Pattingham, WV6 7BD

**TO LET**

RETAIL & LEISURE

**Size**  
841 sq ft (78 sq m)

**Rent**  
£LET

## Location

The premises is located within the village parade in the heart of Pattingham with nearby occupiers to include a pharmacy, hairdressers, Beacon and Coop / Post Office.

## Description

The property comprises a two storey retail premises of brick construction surmounted by a flat roof, aluminium shop front with the benefit of security grills. Internally the property consists of a large ground floor retail area, stores to the rear, kitchen and W.C. Stairs from the rear of the shop lead to a large, open plan retail / display area. The shop is fitted out to a good standard and benefits from gas central heating.

There is staff parking and loading facilities to the rear and a good sized public car park to the front serving the retailers.

## Accommodation

Sales area 52.76sq.m 567sq.ft

Stores 25.52sq.m 274sq.ft

First Floor 55.57sq.m 598sq.ft

**Total 133.85sq.m 1,439sq.ft**

## Rent

£18,000 per annum, exclusive NOW LET

**The property will be available from 1st January 2026**

## Lease

A new lease for a term to be agreed on a full repairing and insuring basis.

## Business Rates

Rateable Value £11,500

## EPC

EPC = C 64

EXP 20/09/34

## VAT

VAT will be charged where applicable

## Viewing

Viewing strictly by appointment

Contact James Swash 01902 425 646

## Subject to Contract

JS/SC Jul25

Additional Images



# Location Map

