



3 Stafford Street, Willenhall, WV13 1TQ

TO LET

RETAIL & LEISURE

Size
2,899 sq ft (269 sq m)

Rent
£25,500

Prominent Location

Rear Loading / Parking

Goods Lift

Location

The property is located in a prominent position on Stafford Street in the centre of Willenhall. Nearby traders include Compton Care, Cancer Research, Greggs and Heron.

Description

The property comprises a former Boots and benefits from a large open plan retail area with tiled floor, suspended ceiling, aluminium shop front, electric roller shutters and air conditioning. To the rear of the store is a large ground floor stock room with goods lift, rear access and a separate conveyor belt leading to the first floor. Stairs off lead to the first floor which benefits from male and female W.C. facilities, staff room / kitchen and a large store room. To the rear is a large service yard accessed off Union Street.

Accommodation

All areas are approximate and measured on a net internal basis.

Retail Area 2,327 sq.ft 216.18 sq.m

Rear Store 572 sq.ft 53.00 sq.m

First Floor 1,275 sq.ft 118.50 sq.m

Rent

£25,500 per annum exclusive

Lease

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

VAT

The property has been elected for VAT and therefore VAT will be applicable.

Business Rates

Rateable Value £27,250

EPC

EPC = D - 77

Subject to Contract

Strictly by appointment with Michael Tromans & Co LLP
01902 425 646

May 21

Additional Images

