

6 Waterloo Road Wolverhampton, WV1 4BL



84 Wolverhampton Rd, Codsall, WV8 1PE

# TO LET

& Co.

**RETAIL & LEISURE** 

Size

1,147 sq ft (107 sq m)

**£UNDER OFFER** 

#### Location

The property is located in the popular Birches Bridge shopping centre in the South Staffordshire village of Codsall.

The parade has car parking to the front and rear servicing.

Nearby traders include, Co-op, Lloyds pharmacy and Costa Coffee.

#### **Accommodation**

(All areas are approximate)

Ground Floor Shop Area 647 ft<sup>2</sup>

First Floor 500 ft<sup>2</sup>

Staff/Store/Office/WC's

#### Rent

£18,500 per annum exclusive.

#### Lease

New lease available on terms to be agreed.

#### **Business Rates**

Rateable Value £16,750.00

Interested parties are advised to make their own enquiries with the local rating authority to verify the above.

\* Small Business Rates Relief and Retail Discount may apply\*

#### **VAT**

Does not currently apply.

#### **EPC Rating**

D - (77)

#### Viewing

By arrangement with the agents:

Michael Tromans & Co Tel: (01902) 425646

Email: tromansandco@aol.com

### **Subject to Contract**

MRT/SC/09-1-20

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## **Additional Images**





