



Former Natwest, 1-2 Three Tuns Parade, Stafford Rd,

TO LET

RETAIL & LEISURE

Size
2,514 sq ft (234 sq m)

Rent
£20,000

Prominent Location

Rear Service Yard /Parking

Location

The shop is located in the popular Three Tuns Parade on the busy A449 Stafford Road, opposite Ming Moon Chinese Restaurant and Marsh Lane shopping Parade. Approximately 3 miles north of Wolverhampton city centre, serving the suburbs of Oxley, Fordhouses, Bushbury and Pendeford.

The area is a mix of residential and commercial premises with nearby occupiers including; Scrivens, Betfred, Pizza Hut, Heron Foods and Greggs.

Description

The property comprises a two storey end of terrace most recently used as a funeral directors and prior to that a bank. Ground floor including retail, office space, kitchen and male & female WC's. First floor provides further office space.

To the rear is a tarmacadam surface car park with approximately 25 spaces, 2 spaces are included in the demise.

Accommodation

Ground Floor:

1600 sq.ft / 148 sq.m

First Floor:

913 sq.ft / 84 sq.m

Total

2514 sq.ft / 233 sq.m

Rent

£20,000 per annum exclusive.

Lease

New lease available on terms to be agreed.

Business Rates

Rateable Value: £16,250.00

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

Small business rates and/or retail discount relief may be applicable

EPC

C - (74)

Viewing

By appointment with the agents:

Michael Tromans & Co LLP

01902 425 646

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Subject to contract

JS/SC/Apr24

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