



The Square, Codsall, South Staffordshire, WV8 1PT

## TO LET

RETAIL & LEISURE

**Size**  
550 sq ft (51 sq m)

**Rent**  
£NOW LET

## Location

The property is located in a popular parade of shops within the heart of Codsall Village, with nearby occupiers including the Post Office, Co op, Lloyds Pharmacy and a diverse mix of local retailers.

## Description

The shop has for a number of years traded as a beauticians and would suit a variety of uses. Internally the property comprises an open plan retail area, three partitioned former treatment rooms W.C., rear store / staff area and kitchen. There is communal parking to the front and free public parking in close proximity.

In addition to the retail area is a large, self contained, two bedroom maisonette above which comprises, bathroom, large kitchen, lounge and two double bedrooms with the benefit of double glazing and gas central heating.

## Accommodation

(All areas are approximate)

Shop 550 sq.ft / 51.1 sq.m

Store 110 sq.ft / 10.2 sq.m

## Rent

NOW LET

## Lease

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

## Business Rates

Rateable Value £17,500

## Legal Costs

A contribution towards landlord's legal costs may be required along with a deposit to cover abortive costs should the transaction fail to complete.

## EPC

B - 45

## Viewing

By arrangement with the agents:

Michael Tromans & Co

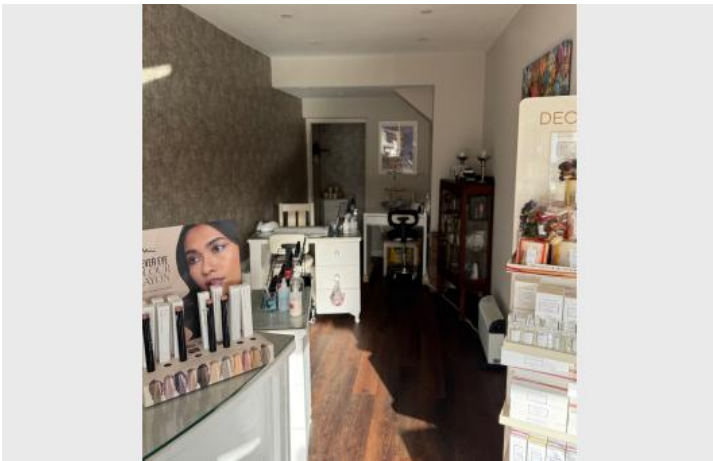
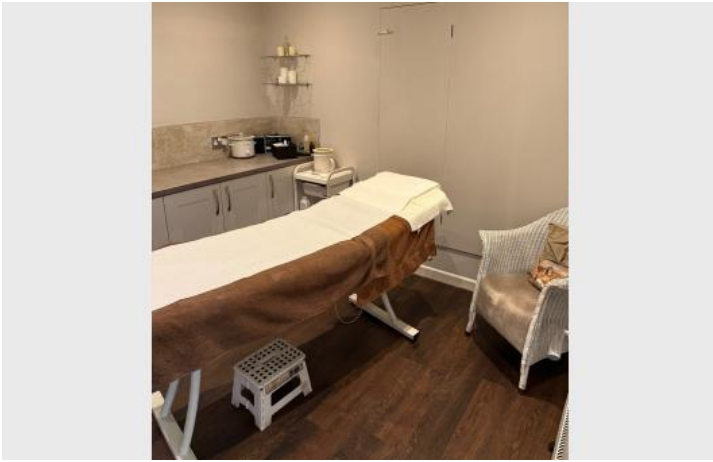
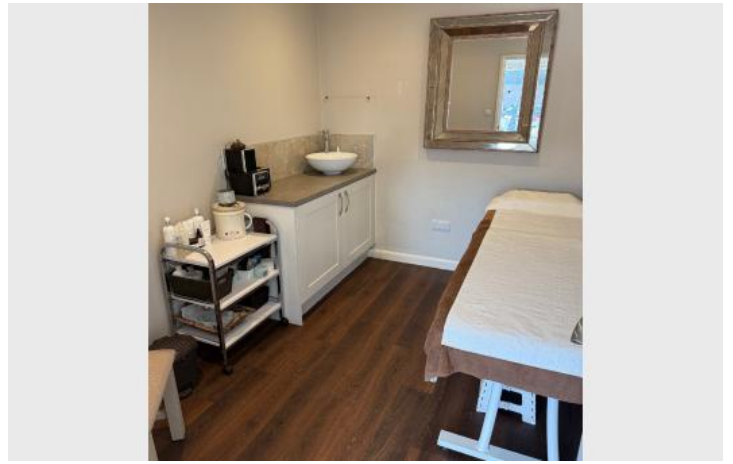
Tel: 01902 425646

tromansandco@aol.com

## Subject To Contract

JS/SC/02/2025

Additional Images



# Location Map

