



Unit 5, Marsh Lane Parade, Stafford Road, Wolverhampton,

## TO LET

RETAIL & LEISURE

**Size**  
749 sq ft (70 sq m)

**Rent**  
£10,500

New Anchor Store

Heron Foods Now Open

## Location

The popular Marsh Lane Parade shopping centre is situated at the junction of Marsh Lane and Stafford Road (A449), which links Wolverhampton City Centre with junction 2 of the M54 motorway.

Retailers within the parade are predominantly of a convenience based nature.

Notable occupiers include: Ming Moon Chinese, William Hill, Greggs and Cards Plus.

**\*\* The Heron Foods anchor store is now open \*\***

## Description

Last remaining ground floor retail unit to let in Marsh Lane Parade, with ample customer car parking, rear access and servicing.

## Accommodation

### Unit 5:

Sales Area 688 sq ft

Ancillary: 60 sq ft

## Rent

£10500 plus VAT

## Service Charge

Will apply

## EPC

D - (82)

## Business Rates

Rateable Value £10,250

100% Small business rates may be applicable to qualifying parties

Interested parties should make their own enquiry with the local authority

## Viewing

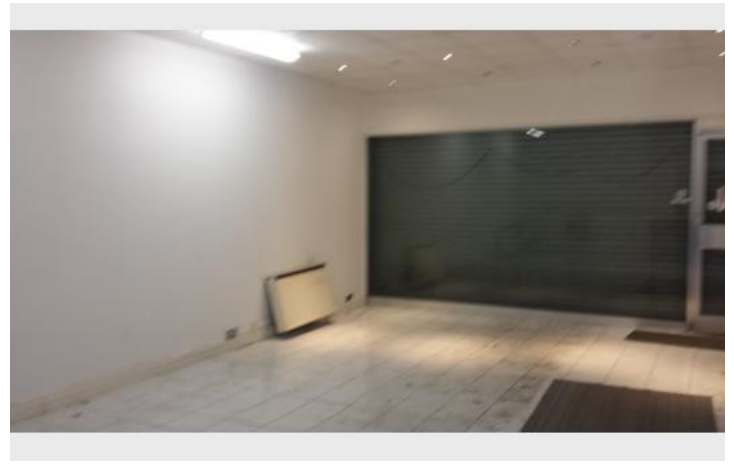
By arrangement with the agents:

Michael Tromans & Co

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## Additional Images



MARSH LANE

For Identification Purposes Only

Supermarket							Sue Ryder Care	Greggs	Cards Plus	Wines 4U	Gold Hardware/DIY Store	William Hill
3 Turns Cafe	Dave Chandler Butcher	Pizza Tower		Miracle Opticians	3	West Chinese Pool	Oxley Fish Bar					

Ming Moon  
Buffet

Car Park

STAFFORD ROAD (A449)