



ROADSIDE DEVELOPMENT ALL LEASEHOLD ENQUIRES SOUGHT

SAND BEDS, SHORT HEATH, WILLENHALL. WV12 4EY



TOTAL SITE AREA: 0.45 ACRES

Suitable For a variety of Class E uses, including:

- Convenience Store
- Food To Go
- Neighbourhood Centre Occupiers

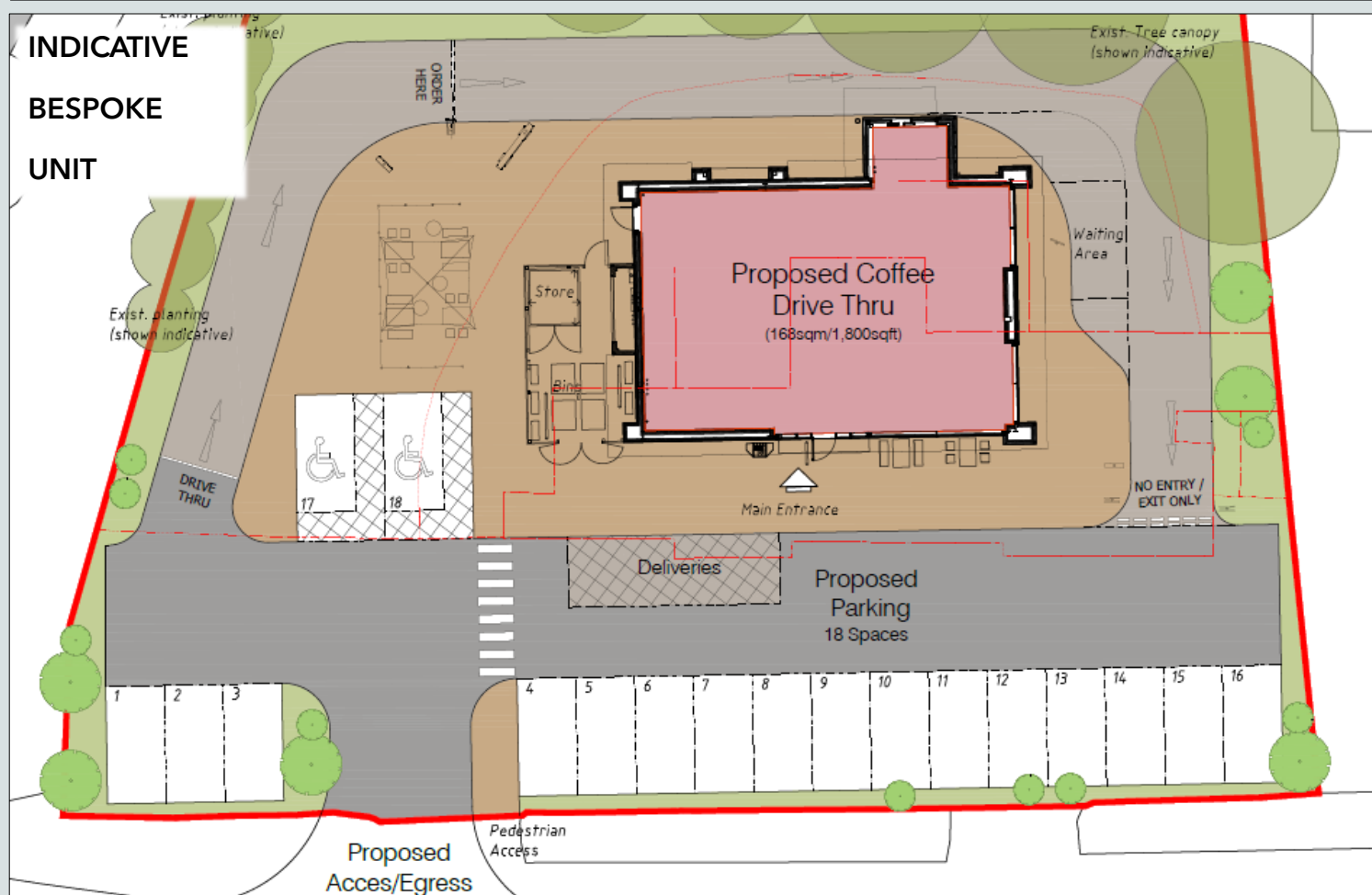
Units from 1,000 sq.ft to 4,000 sq.ft can be accommodated or alternatively a bespoke building could be developed, subject to terms and planning.



INDICATIVE
TERRACE
LAYOUT



INDICATIVE
BESPOKE
UNIT





LOCATION

The site is situated in the dense suburb of Willenhall, prominently fronting the A462 which is an established route through the residential area from the Black Country Route (A454) to the South up to Lichfield Road to the North (A4124).

To the rear of the premises is a large retirement living scheme. Willenhall Town Centre lies c.1 mile to the South West and Junction 10 of the M6 lies c.1.4 miles to the South East.

Google PIN:

<https://maps.app.goo.gl/iSMNoYodxkFciq7i9>

DESCRIPTION

The Site is regularly shaped, approximately 0.45 acres. Previously the site of the Brown Jug Public House, which can be demolished (subject to planning) in readiness for a new commercial scheme.

We are seeking expressions of interest, on a leasehold basis, from interested parties for uses such as Café/Coffee Shop, Bakery, Tanning, Butchers, Food to Go, Soft Play, Veterinary clinics, Pharmacies and C-Stores or any other uses which could suit a local centre/neighbourhood roadside scheme (Subject to planning).

SIZE

Units of 1,000 sq.ft up to 4,000 sq.ft can be created, subject to use and terms along with associated dedicated parking, EV charging and rear access/loading.

Alternatively the owners would consider a dedicated unit for a national fascia Food to Go brand.

TENURE

Units are available by way of new eFRI leases on terms to be agreed.

RENT

On application, subject to terms.

OUTGOINGS

Rent is exclusive of rates, taxes or site service charge, which may be payable. Further information available on request.

VAT

VAT may be chargeable in addition to rent and other charges associated with any proposed lease.

FURTHER INFORMATION

For further information, please contact the sole retained agents, Creative Retail:

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www.creative-retail.co.uk

CREATIVE RETAIL
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SUBJECT TO CONTRACT January 2024