

TO LET

5 Clay Street,
Penkridge ST19 5AF



- **Fronts busy A449**
- **Free car parking to the rear**
- **Extensive rear service area**
- **Affluent location**

LOCATION

The premises are located in the popular area of Penkridge fronting Clay Street, near to the junction of New Road and the A449 Wolverhampton Road. Penkridge is a suburb served by local retailers, including, amongst others, a Co-Operative Food Store, Nationwide, William Hill and Post Office. Penkridge is located 11 miles north of Wolverhampton and 6 miles south of Stafford.

DESCRIPTION

The subject property comprises a retail unit that benefits from storage, staff facilities, and to the rear a door that opens up to the service yard and generous free car park.

ACCOMODATION

Approximate internal dimensions are set out below:-

Shop Frontage:	3.42 m	11ft 2in
Retail Area:	34.38 sq m	370 sq ft
Preparation Room:	15.12 sq m	167 sq ft

NET INTERNAL AREA: 49.50 sq m 537 sq ft

RENT

£13,000 per annum including rates.

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

EPC

The property has a rating of C (72). A copy of the EPC is available upon request.

VAT

We understand that VAT will not be payable on the rental.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred throughout the transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

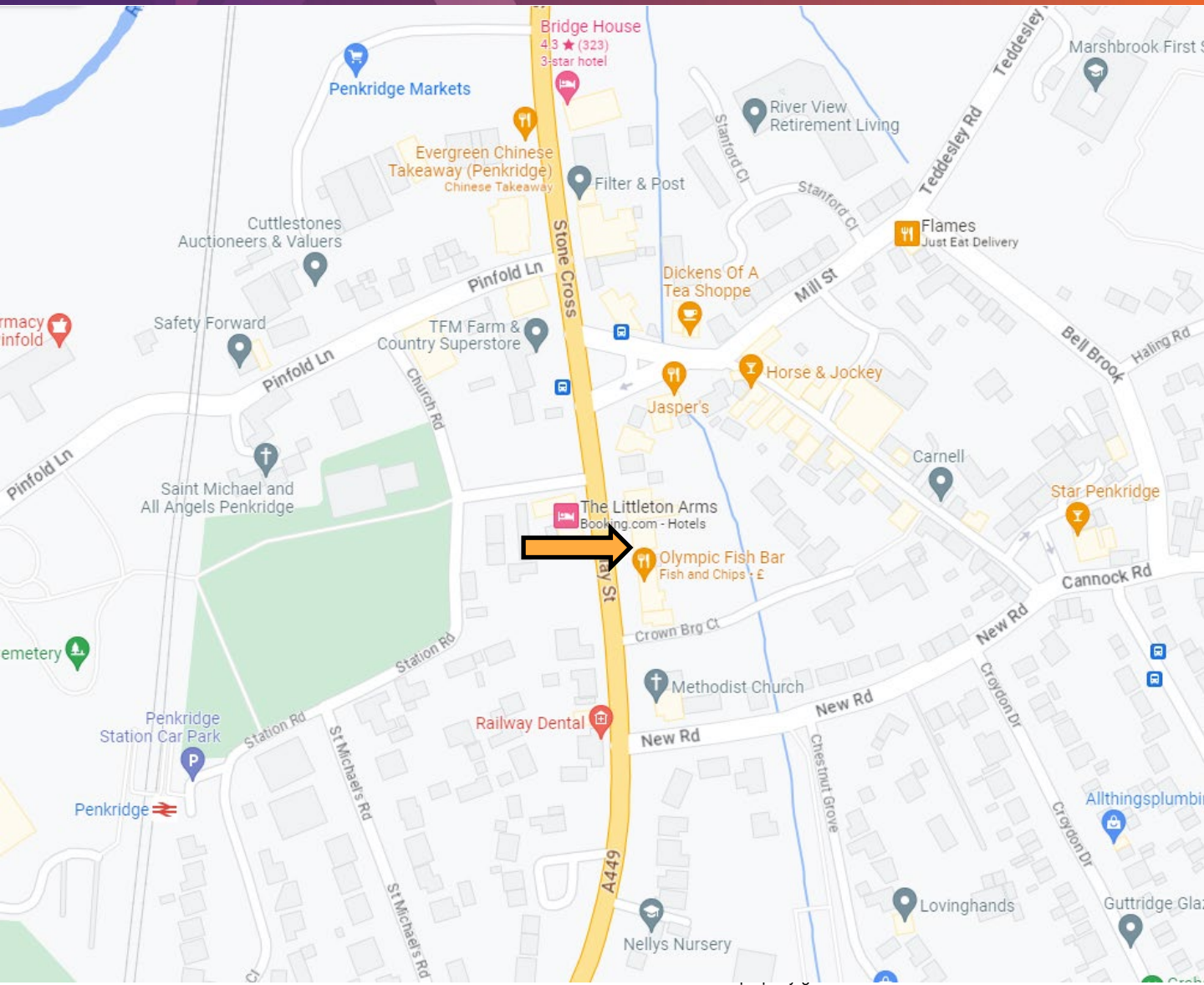
VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT

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- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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For more information, please contact:

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