

# 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

The ingoing Tenant is to contribute £750 + VAT towards the Landlords legal costs.

#### 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



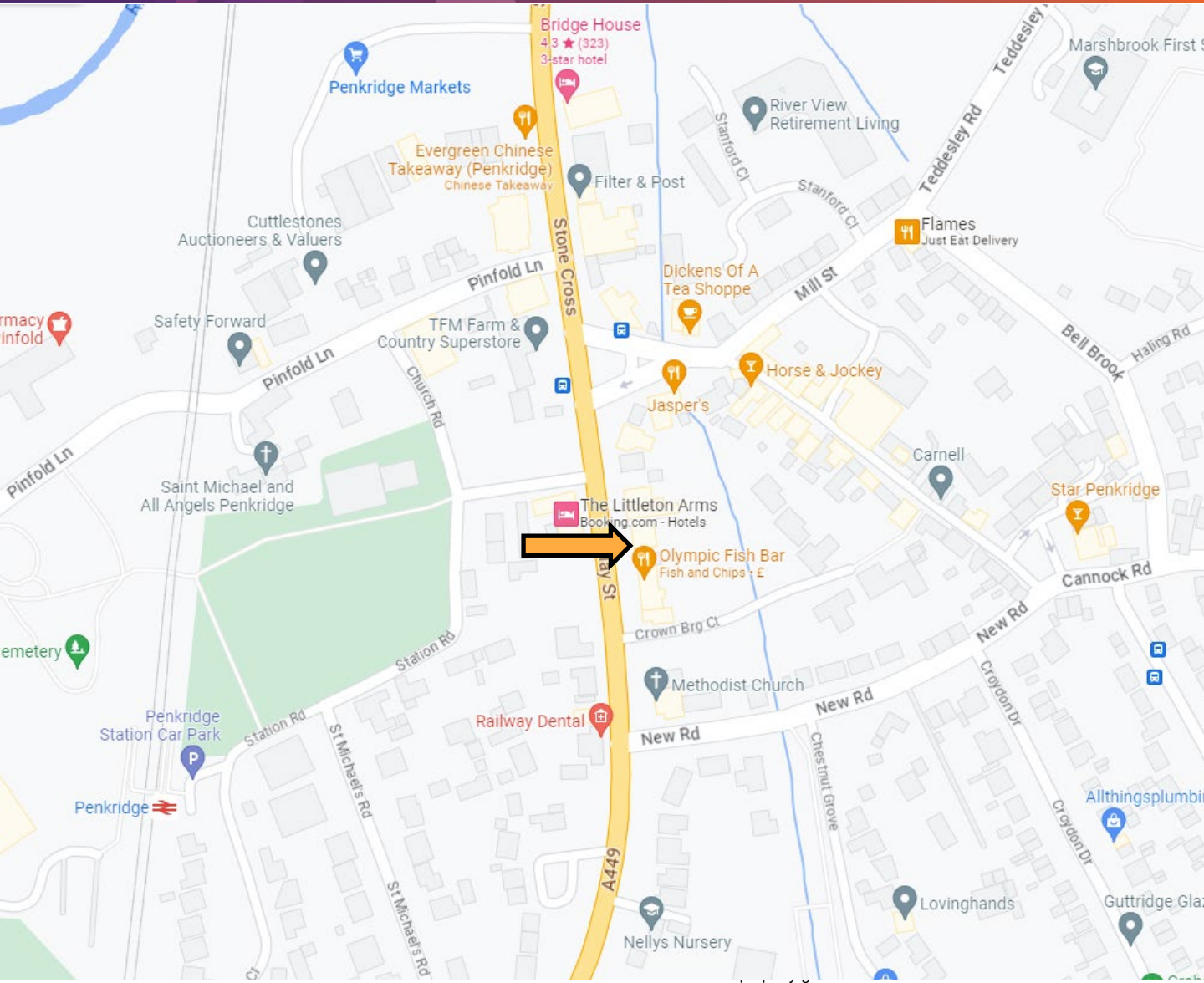
**CREATIVE RETAIL**

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