

TO LET

Unit 7a

1,004 sq.ft

(93.3 sq.m)

BOSCOMOOR

Penkridge
Staffordshire
ST19 5NS

Occupiers Include

COSTA
SUBWAY
co op
GREGGS

BOSCOMOOR

UNIT 7a

LOCATION
Penkridge is a popular market town situated close to Wolverhampton and Stafford with mainline rail links, making this a popular residential area. Situated off the A449 which runs through the heart of Penkridge town. The M6 and M54 are accessed within a few miles of the centre. Adjacent, Persimmon Homes have plans for a development of 330 homes.

Occupiers in the convenience retail parade include; Subway, Greggs, Co-Op and Costa Coffee.

DESCRIPTION
The property is situated in a busy trading location within the Boscomoor convenience retail parade.

UNIT SIZE
Ground Floor: 1,004 sq.ft (93.3 sq.m).

RENT
£25,000 pax excluding VAT.

RATEABLE VALUE
Rateable Value £15,750 (1 April 2026 to present). Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE & INSURANCE
This unit participates in a service charge £2,646 per annum. Insurance £350 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

PLANNING
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

EPC
Further information available upon request.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT
All figures are quoted exclusive of VAT.





12
Lettable Units On-Site

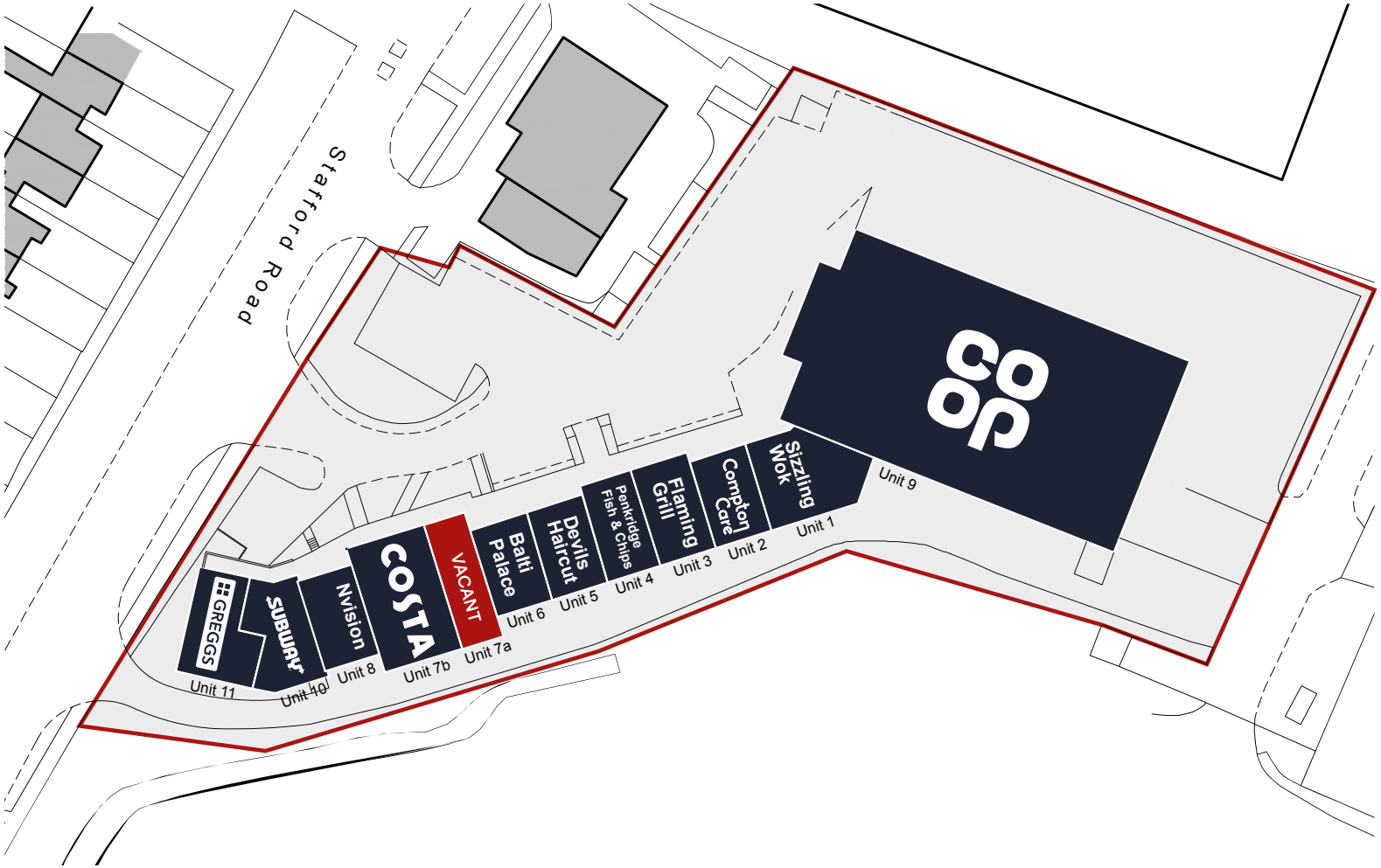
13,096 sq.ft
Total Area

What Three Words
survey.stuns.trackers

BOSCOMOOR

SITE PLAN

mcoreproperty.com



M M®Core LCP UK



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Viewing
Strictly via prior appointment with the appointed agents

Creative Retail

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