# **BOSCOMOR Shopping centre**

Wolverhampton Road, Penkridge, Staffordshire, ST19 5NS



Barnardo's

# RETAIL TO LET

# LOCAL CONVENIENCE RETAIL DEVELOPMENT WITH PROMINENT ROADSIDE LOCATION OFF A449

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1,980 SQ.FT

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Barnardo'

ATRENT TO LET 1,980 SOLFT

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### DESCRIPTION

Penkridge is a popular market town situated close to Wolverhampton and Stafford with mainline rail inks, making this a popular residential area. Adjacent, Persimmon Homes have plans for a development of 330 homes.

View all available units at www.lcpproperties.co.uk/boscomoor



#### **UNITS AVAILABLE**

UNIT 7b	sq.ft	sq.m
Ground Floor	1,980	184
Rent	£27,500 per annum*	
Rateable Value	£19,250 per annum	

The property is elected for VAT. \*Plus service charge, VAT and business rates

UNIT 5	sq.ft	sq.m
Ground Floor	966	89
Rent	£19,300 per annum*	
Rateable Value	£19,320 per annum	

The property is elected for VAT. \*Plus service charge, VAT and business rates



#### **SERVICE CHARGE & INSURANCE**

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

#### SERVICES

All mains services are available.

#### **ENERGY PERFORMANCE**

Further information available upon request.

#### PLANNING

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

#### **LEGAL COSTS**

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

#### **RATES RELIEF**

Rates Payable: £nil (Rating Year 2020/2021) The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

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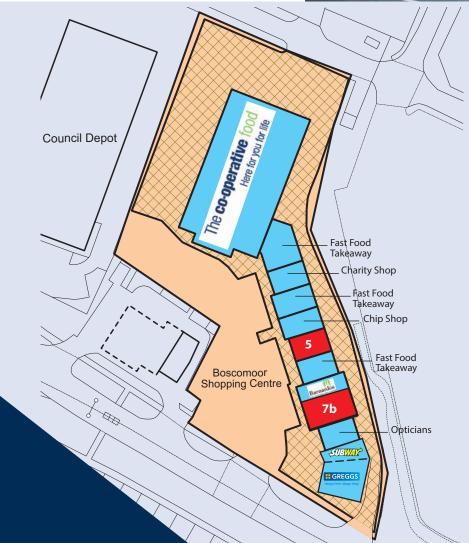
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#### **POSSIBLE USES**

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rist	Fast Food
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irdresser	Beauty Bar
armacy	Delicatessen
ate Agent	Travel Agent
ancial Services	Newsagent
il Bar	





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## LOCATION - ST19 5NS

Boscomoor Shopping Centre consists of nine modern retail units with car parking in a prominent roadside location off the A449 which runs through the heart of Penkridge. The M6 and M54 are accessed within a few miles of the centre.



MISREPESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which js at LCP House. Pensnett Estate, Kingswinford, West Midlands V05 TAN is usbidiaries (as defined in section 736 of the Companies Act 1983) associated companies and employes. "Over "Jie notice that: Whils these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is occurate. If you find any indexionation please let us know and where appropriate, we will correct 1, 1Ve make no representation that information in a this brochure to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure as statements or representations of at follow should statisf, themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure fee of charge and no the basis of no liability for the information and there will by use section or otherwise as to the correctness of each of them. We provide this brochure fee of charge and no the basis of no liability for the information on given. In no event shall by use section or otherwise as to the correctness of each of them. We provide this brochure fee of charge and use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment thas any authority to use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment thas any authority to use of the information contained be aware that the Code of Practice on Commercial Leases in England and Wales strongly proximand institutions and trade associations or through the webite www.commercial leases of the information and the extent of agreening or signing a business thanany agreement. The Code is available the through professional ad

\*Potential occupiers to make own enquiries to clarify accuracy of data.

### View all available units at www.lcpproperties.co.uk/boscomoor



CREATIVE RETAIL

**V**0121 400 0407

www.creative-retail.co.uk

E: matt@creative-retail.co.uk

MATT PEGG

T: 07826 646488

### VIEWING

Strictly via prior appointment with the appointed agent:



#### DAVID HEMMING T: 07841 234160 E: david.hemming@burleybrowne.co.uk



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