



**RETAIL UNIT | WOLVERHAMPTON ROAD | CODSALL | WV8 1PX**

**BRAND NEW RETAIL SPACE TO BE BUILT AND AVAILABLE FROM OCTOBER 2021**

**TEL: 01902 421216 EMAIL: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk)**

## Location

The retail unit is situated fronting Wolverhampton Road and is an extension of the existing South Staffordshire Council building.

Located approx. 6.2 miles away from Wolverhampton City Centre and 3.8 miles to the M54 providing direct access to Shrewsbury, Telford, and Birmingham (via the M6).

Codsall train station is approx. 0.6 miles away (13-minute walk) with the bus station approx. 230 ft away (equivalent to a 1-minute walk).

A range of local amenities are located within Bilbrook and Codsall just a short distance away.

## Description

Brand new retail unit under construction and due to be completed in October 2021.

The premises will extend to approximately 1,367 sqft (127 sqm) and will have parking available at the entrance.

The property will have ancillary stores, WC's and kitchen.

## Accommodation

	Sqft	Sqm
<b>Retail Space</b>	<b>1,367</b>	<b>127</b>

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage will / may be available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The premises are available To Let on a new full repairing and insuring Lease basis for a term of years to be agreed.

The Landlord are ideally looking for the property to be occupied by a health / well-being related business.

## Rent

£28,800 per annum exclusive.

## Business Rates

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

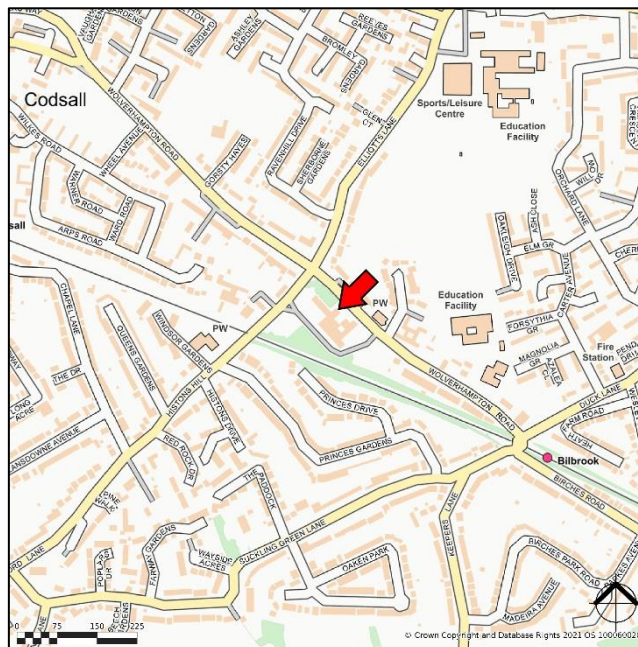
**Energy Performance Rating** – To be assessed upon completion.

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216

Also at  
**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at  
**Unit 8, Hollinswood Court**  
Stafford Court, Telford, Shropshire TF3 3DE

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For Reference purpose only Scale: Not to Scale

## Local Authority

The property is located within South Staffordshire District Council.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Anti-Money Laundering (AML) Regulations

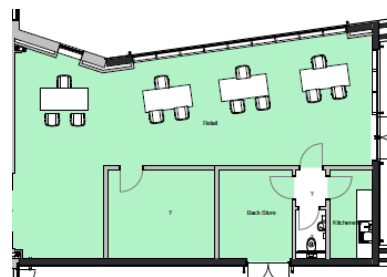
We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).



May 2021

## Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."