TO LET Retail Unit 1,990 sq.ft (184.8 sq.m)

Win up to £

Win up to £5

lin up to

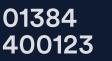
Unit 4, Raynors Parade, Raynor Road, Wolverhampton, WV10 9QY

On-Site car parking available
Occupiers include Heron Foods, William Hill, and 4Sight Opticians

TO LET



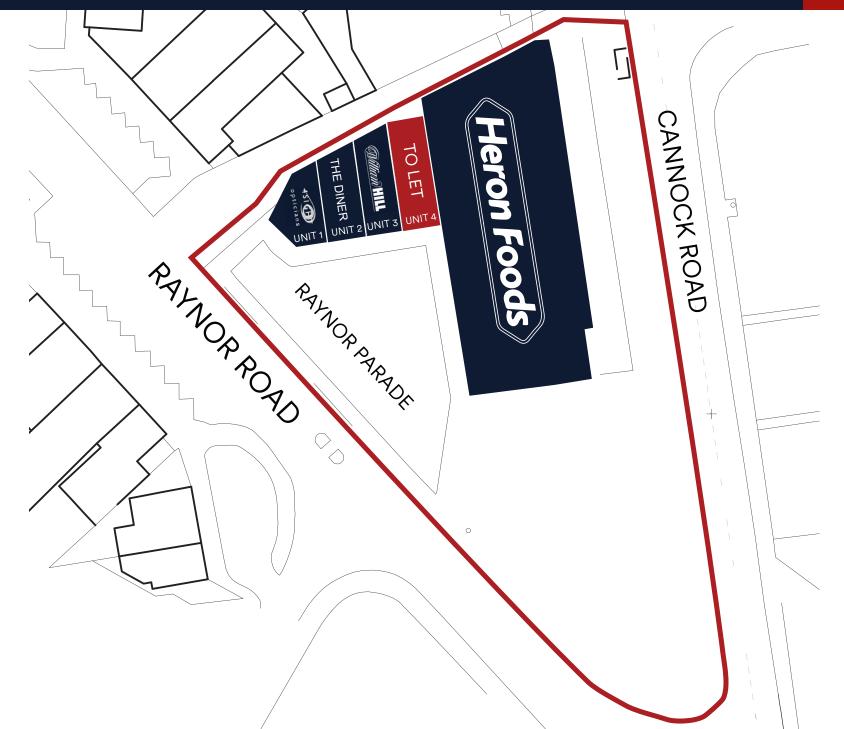
a heronfoodslimited





Unit 4, Raynors Parade, Raynor Road, Wolverhampton, WV10 9QY

TO LET



Unit 4, Raynors Parade, Raynor Road, Wolverhampton, WV10 9QY

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	989	91.9
First Floor	1,001	93
TOTAL	1,900	184.9

RENT

Rent is £16,000 +VAT per annum.

BUSINESS RATES

Rateable Value is £9,700.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas (Approximately £1,032 +VAT p.a).

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

C-71. Further information available upon request.

PLANNING

A3/A5 use, 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

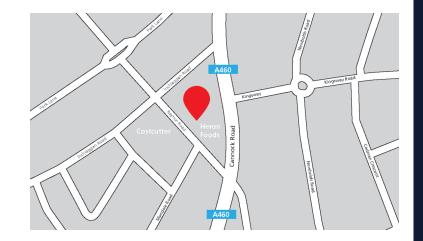
Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

The property comprises two-storey accommodation, divided equally between the ground and first floor.

Providing ground floor retail shop space and office/ storage above, in a small popular shopping parade.

Current occupiers include; William Hill, 4Sight Opticians and Heron Foods.



LOCATION

The property is located between a busy Heron Foods Supermarket, and William Hill just off the A460 Cannock Road, in an area known as Fallings Park.

MSREPRESENTATION ACT: 1957 London & Cambridge Properties Limited (Company Number 02896002) that rejistered office of which is at LCP House, Penanett Estate, Kingswinford, West Midlands DYG 7NA its subsidiaries (as defined in section 1165 of the Companies Act 2006) associated companies and employees ("we") give notice that: While 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 beats to ensure all information in this brochure gives a large amount of [statistical] information and there will newliably for any joss or damage caused by inaccurate information. This brochure gives a large amount of [statistical] information and there will newliably be errors in i]. Intending purchasers or tenants should not rely on the particulars in this brochure gives a statements of no liability for the information give. In event shall we be liable to you for any direct or indirect or competent loss. [oss of profit, revenue or goodwill arising duvice is taken on all duvice to competite. Two unchased thereins and the duvice to competite duvice the duvice taken duvice the duvice taken duvice the duvice taken duvice therein duvice form a qualified surveyor, solicitor or licenes doveyance

VIEWING Strictly via prior appointment

with the appointed agent:





Will Helm

07774 666805 01384 400123 WHelm@lcpproperties.co.uk