



TO LET

Retail Opportunity

591 sq.ft (54.9 sq.m)

20, Quinton Shopping Centre, 68 Wardles Lane, Great Wyrley, WS6 6DZ

- Fronting to Wardles Lane
- Small business Rate Relief may be available
- A busy local Shopping Centre
- On site car parking available
- To be refurbished

DESCRIPTION

The property comprises a ground floor lock-up unit with glazed display window and entrance door with rear store and WC. Outside there is a large communal shoppers car park on the development.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Total Floor Area	591	54.91



SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT & RATES

On application.

ENERGY PERFORMANCE

The property has a rating of C-74
Further information available upon request.

PLANNING

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

REFERENCES & LEGAL COSTS

The incoming Tenant will be required to supply references to be taken up by the Landlord's Agent for a non-returnable fee of £75.



LOCATION - WS6 6DZ

Fronting to Wardles Lane, the property forms part of Quinton Shopping Centre, Great Wyrley, a busy local centre with a number of national operators including Spar and Ladbrokes. The T7 Churchbridge Junction of the M6 Toll motorway is just over a mile to the north, while Cannock Town Centre is approximately two miles distant.

VIEWING

Strictly via prior appointment with the appointed agent:



www.fraser-wood.co.uk

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