



TO LET

Retail Opportunity

776 sq.ft (72 sq.m)

26, Quinton Shopping Centre, 140 Wardles Lane, Great Wyrley, WS6 6DZ

- Former Bank premises
- Located on neighbourhood parade
- On site car parking available
- In need of refurbishment

DESCRIPTION

The property comprises a Ground Floor Lock-up Unit (In need of some refurbishment), located at the end of a parade, being a former Bank premises. Outside there is a large communal shoppers car park on the development and shared service yard at the rear of the property.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Front Service/Retail Area	550	51
Corridor with Office/Storeroom off	95	8.82
Total Floor Area	776	72

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 B-45
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

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



LOCATION - WS6 6DZ

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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