



JOHNSON FELLOWS

CHARTERED SURVEYORS

Wolverhampton, 492 Stafford Road, WV10 6AN

Class E Premises – Leasehold



LOCATION

The property is situated in the Suburb of Oxley some 2 miles to the North of Wolverhampton City Centre in a prominent position fronting onto Stafford Road A449 which links the City Centre to Junction 2 of the M54 Motorway.

National Occupiers in close proximity include **Pizza Hut, Bet Fred, Lloyds Bank, Scrivens, Greggs, Sue Ryder, Ladbrokes** and **Subway**.

DESCRIPTION

The property forms a single-storey former convenience store with parking. The property will be subdivided to provide 3 new retail units facing the car park with new shop fronts and capped off services to an agreed specification. Internally the units will be to a developer's shell finish.

The site will have 22 shared parking spaces with 6 potentially being reserved for EV Charging.

ACCOMMODATION

Unit 1	115.7 m2	1,245 sq ft
Unit 2	153.2 m2	1,649 sq ft
Unit 3	140.8 m2	1,516 sq ft

Floor plans in PDF/ DWG format are available upon application

PLANNING

The units currently benefit from a class E consent. Alternatively uses will be considered subject to planning consent.

TENURE

The available units are available for a term of years to be agreed.

RENT

Unit 1	£27,000 pax
Unit 2	£34,500 pax
Unit 3	£32,500 pax – UNDER OFFER

All rents stated are exclusive of VAT & Units can be combined if required.

RATES

The units are to be reassessed following the proposed subdivision.

EPC

To be made available upon completion of the subdivision and refurbishment works

SERVICE CHARGE

A service charge will apply to external repairs and upkeep of common areas. Further details upon application

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell
Email: chris.gaskell@johnsonfellows.co.uk

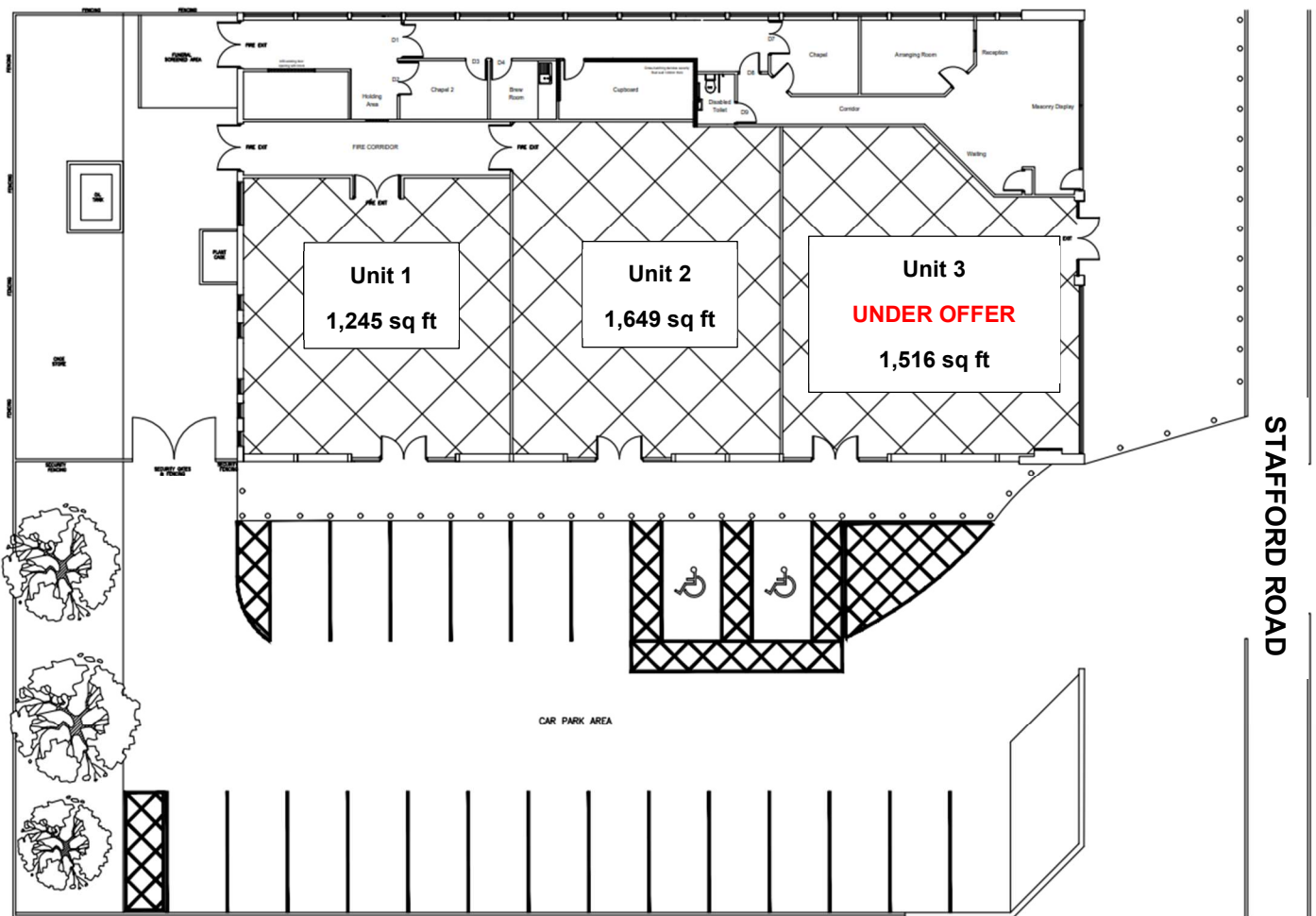


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PROPOSED PLANS
SCALE: 1:200 @ A3

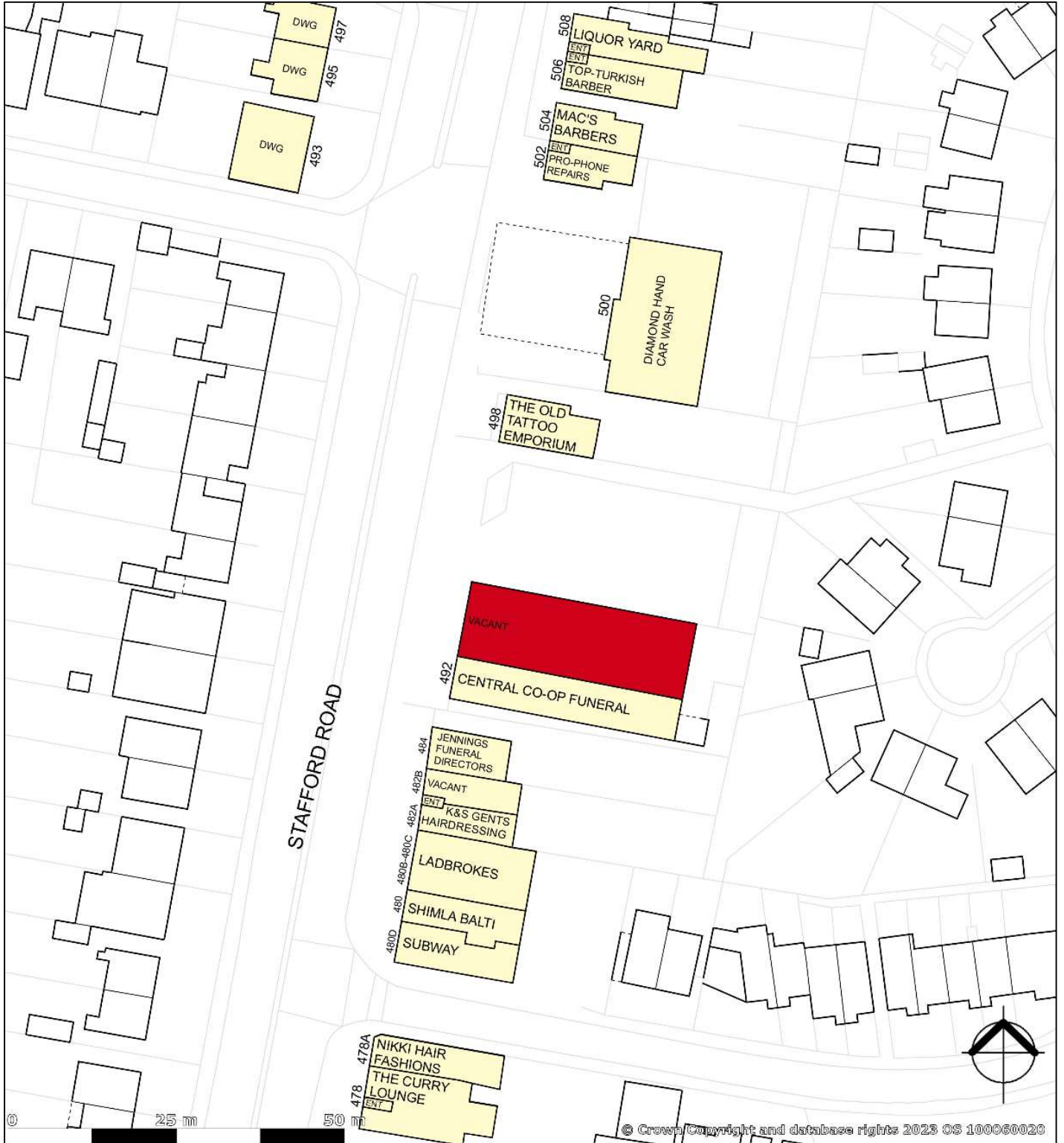


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