

# BURLEY BROWNE

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RETAIL STORE

**TO LET**

**UNIT 7B BOSCOMOOR SHOPPING CENTRE  
WOLVERHAMPTON ROAD  
PENKRIDGE  
STAFFS  
ST19 5NS**



Ground Floor Retail Area 184m<sup>2</sup> / 1,980 sq ft

Prominent location on busy Wolverhampton Road (A449) within a local retail development

Notable occupiers include Co-op Food Store and Barnardos

**0121 321 3441**

## LOCATION

The property is prominently situated within Boscomoor Shopping Centre on the busy Wolverhampton Road (A449) in Penkridge.

Penkridge is a popular market town situated close to Wolverhampton, Cannock and Stafford with mainline rail links. Adjacent to the site is a proposed new Persimmon Homes residential development of 330 homes.

Boscomoor Shopping Centre consists of nine modern retail units with car parking in a prominent roadside location off A449 which runs through the heart of Penkridge. The M6 and M54 motorways are accessed within a few miles of the centre.

## DESCRIPTION

The property comprises a modern ground floor retail unit offering open plan retail space. Provision has been made for a partitioned storage area, tea point and Ladies & Gents WC.

The unit incorporates an aluminium framed powder coated shop frontage and benefits from external security metal roller shutters. Illuminated retail signage is installed.

Internally the unit benefits from a suspended ceiling incorporating modern LED lighting.

**Retail Area 184m<sup>2</sup> / 1,980 sq ft.**

### Externally

Ample onsite parking is available.

## LEASE

The premises are available by way of a new lease on effectively full repairing and insuring terms, for a term of years to be agreed.

## RENT

£35,000 per annum exclusive.

## SERVICE CHARGE

An annual variable Service Charge is payable.

The Landlord will insure the premises, the premium to be recovered from the tenant.

## BUSINESS RATES

Rateable Value £19,250 obtained from the Valuation Office Rating List.

Rates Payable 2019/2020 £9,451.75 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (South Staffordshire) for verification purposes.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band C - 68.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, we understand VAT will be payable in this instance.

## VIEWING

***Strictly by prior appointment through Burley Browne on 0121 321 3441.***

***Alternatively via joint agents FHP 0121 752 5500.***



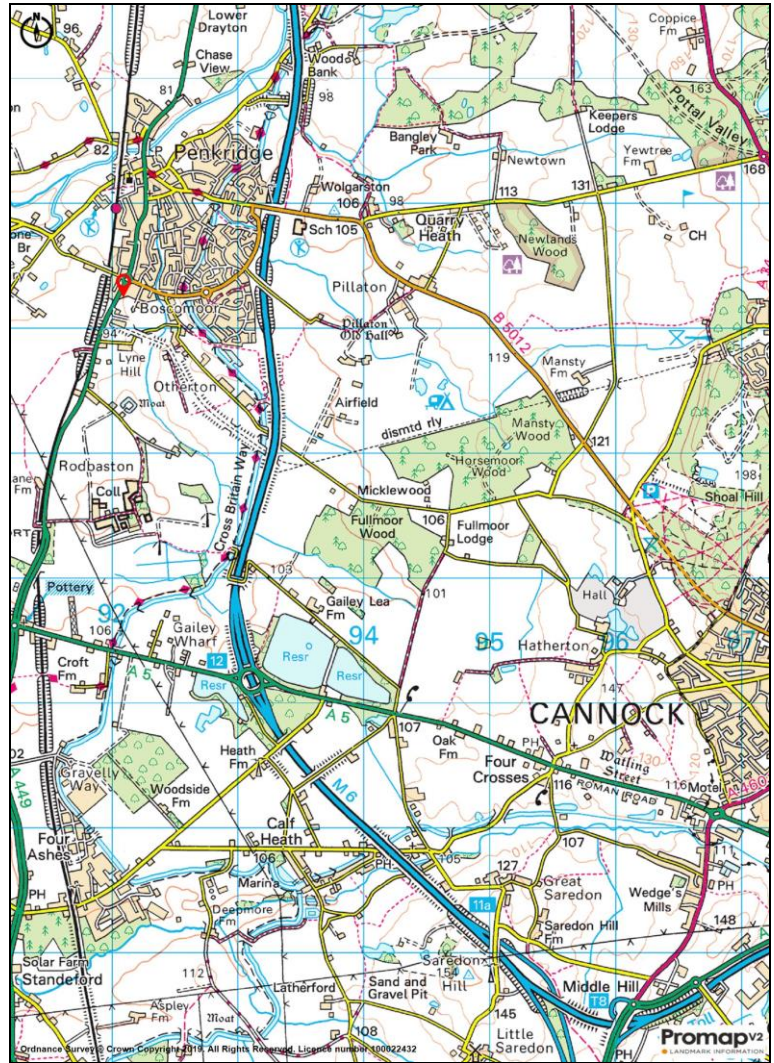
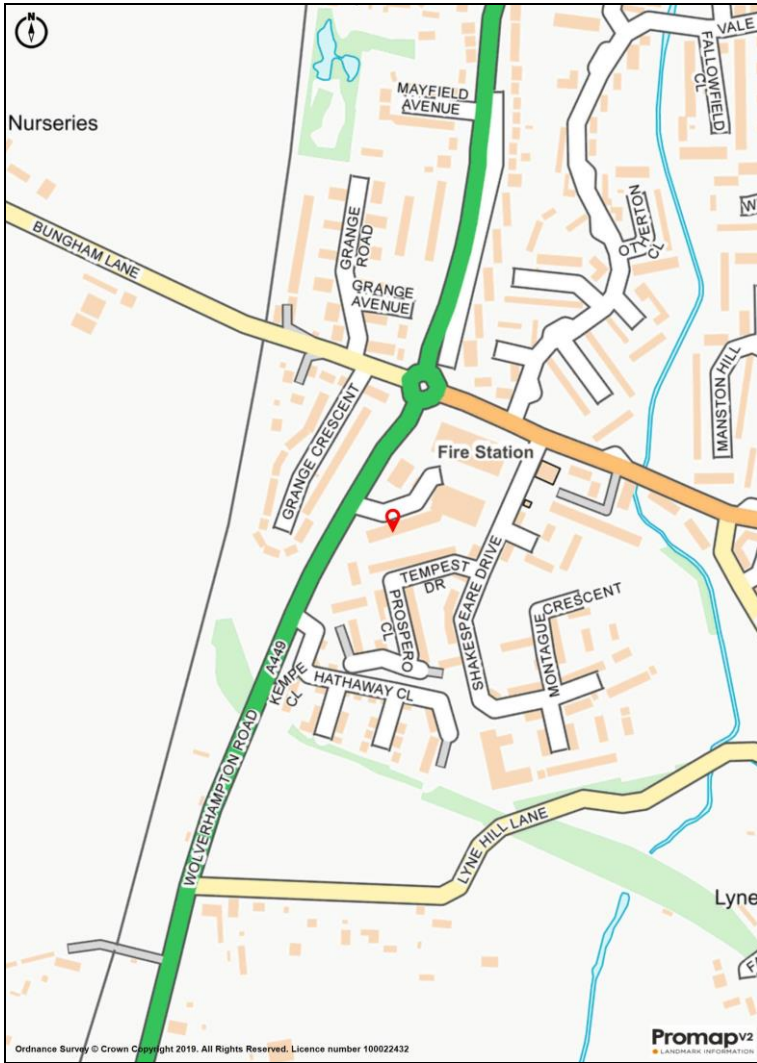
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



### Energy Performance Certificate



Non-Domestic Building

Unit 7b  
Boscemoor Shopping Centre  
Wolverhampton Road, Penkridge  
STAFFORD  
ST19 5NS

Certificate Reference Number:  
0780-0236-3409-2008-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

68

This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 186  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 90.23

#### Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

88 If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**