

TO LET – Retail Unit

341 Griffiths Drive

Ashmore Park, Wolverhampton, WV11 2LD

1023 sq ft (95.03 sq m) - GIA



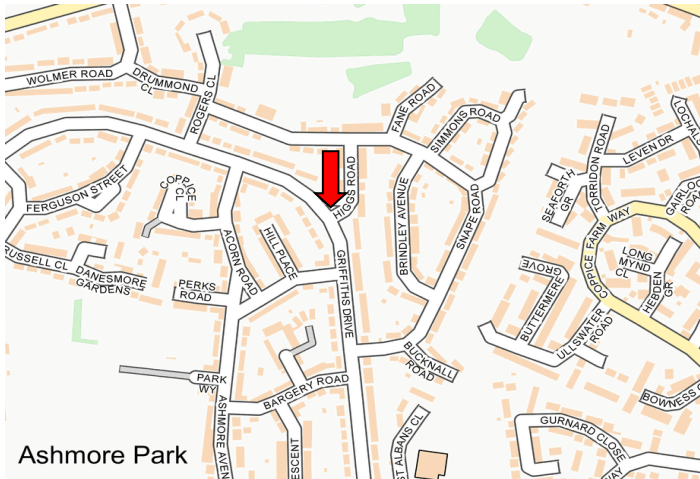
- Suburban Retail Unit
- Occupying a prominent position
- Located in Ashmore Park a large residential estate
- Offers in region of £6,000 per annum

Bruton Knowles
60 Church Street, Birmingham, B3 2DJ
0121 200 1100

341 Griffiths Drive

LOCATION

The property is located in Ashmore Park, a well established residential area in North East Wolverhampton. The property benefits from a prominent position on a local retail parade with public parking to the front.



DESCRIPTION

This property provides a good opportunity to start or expand your retail business by taking on this well proportioned unit. The front retail area features a suspended ceiling, with upgraded LED lights, carpet and vinyl floors, with large retail frontage, electric roller shutter door to the front. It also provides storage space, a staff room, and WC at the rear. Public parking is available to the front of the premises.

ACCOMMODATION

	Sq ft	Sq m
Front retail area	568	52.819
Storage Space	312	28.99
Staff Room	76	7.12
WC	44	4.07
Total (GIA Approx.)	1023	95.03

TENURE

The property is offered by way of a new five year lease on an internal repair and insurance basis, including the retail frontage glass window and shutter doors to the front. Terms are available upon request.

REFERENCING

All prospective tenants will be required to provide information to comply with Anti Money Laundering Regulations and are subject to financial checks & references.

CONTACT

James Carey
0121 200 1100

james.carey@brutonknowles.co.uk

Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Julie Mills
0121 200 1100

matthew.kitson@brutonknowles.co.uk

The incoming Tenant will also be responsible for a contribution towards the landlord's legal and letting costs in associate with the lease which will total £780 inc VAT.

RENT

Rent offers in the region of £6,000 per annum are invited.

BUSINESS RATES

The Property currently has a Rateable Value of £4,250. The incoming tenants should check the status of the property and their eligibility in relation to Small Business Relief.

USE & PLANNING

Interested parties are to make their own enquires with the local planning authority in relation to their proposed use, current usage is fitted for Class E(a) retail.

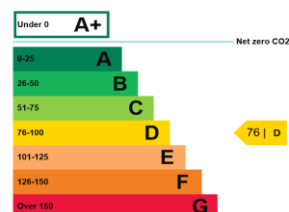
However, it should be noted that duplication of uses elsewhere in the parade may not be acceptable. Other occupiers include a convenience/grocery store and hot food takeaway.



OFFERS

Offers are invited for the property on the basis of the above, following which full terms will be agreed and references sought. If there is significant interest in the property offers may be invited on an informal tender basis.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment only. Internal block viewings will be arranged from time to time on an appropriate basis.

If you are interested in viewing the property please contact Julie Mills by email (see below) for details.

BK Bruton Knowles