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## TO LET

### RETAIL PREMISES

**246 JEFFCOCK ROAD  
WOLVERHAMPTON  
WV3 7AH**

**672 sq ft (62 sq m)**

**Good Road Frontage**

**A5 Planning Permission**

**Former Chinese Takeaway**

[bulleys.co.uk/jeffcock](http://bulleys.co.uk/jeffcock)



Telford  
01952 292233

Wolverhampton  
**01902 713333**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Oldbury  
0121 544 2121

## LOCATION

The property occupies a prominent position on a busy shopping terrace of shops in Pennfields. Jeffcock Road is located approximately 1.5 miles distance from Wolverhampton City Centre. The surrounding occupiers in the area include Sangha's Supermarket, local Post Office, Monochrome Hair & Beauty and Pennfield Plaice Fish & Chip Shop.

## DESCRIPTION

The unit comprises of a retail/counter area, kitchen area and store with wc facilities.

## ACCOMMODATION

Gross internal areas approximately:-

	<b>sq ft</b>	<b>sq m</b>
Shop	298	27.68
Kitchen	285	26.47
Store	89	8.26

## RENTAL

£13,500 per annum exclusive.

## LEASE TERMS

The property is available on new lease terms.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

## RATES

We are verbally advised by City of Wolverhampton Council that the assessment is as follows:

Rateable Value:	£7,300.00
Rates Payable:	£3,591.60 (April 2019/20)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D80.

## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/jeffcock](http://bulleys.co.uk/jeffcock)

## VIEWING

**Strictly** by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

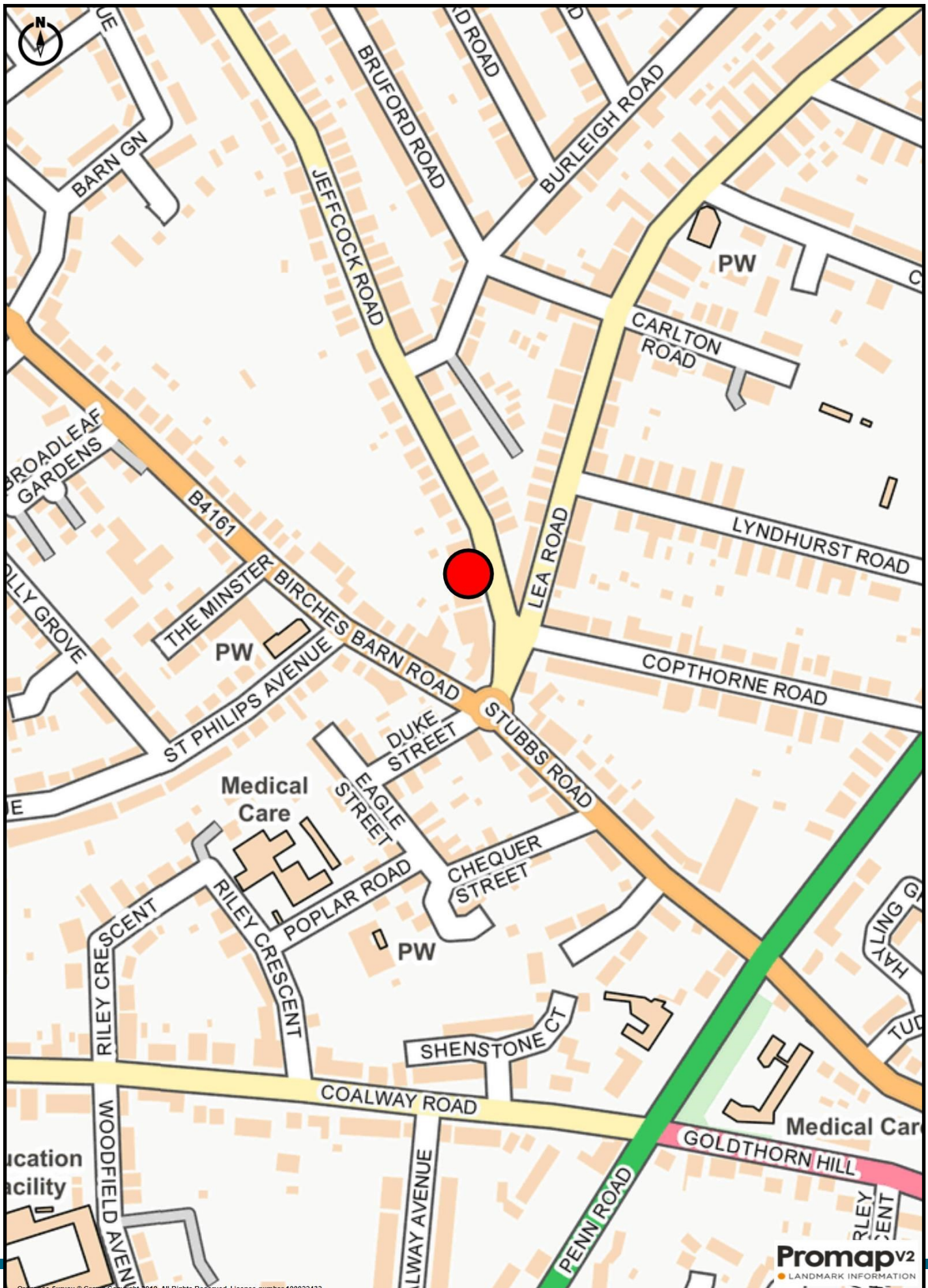
Details prepared 11/19.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





#### IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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