



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



63B Baynton Road, New Invention, Willenhall, WV12 5AR

**TO LET**

RETAIL & LEISURE

**Size**  
830 sq ft (77 sq m)

**Rent**  
£11,950

<http://www.michaeltromans.co.uk/qlink2756>

## Location

The property is located in densely populated residential area on Baynton Road, which can be accessed off the main A462 Essington Road and A412 Lichfield Road in the New Invention area of Willenhall, close to Ashmore Park. It is approximately 1.5m north of Willenhall Town Centre.

The adjacent occupiers are 'Shell Bar' fish and chip shop and 'Lifestyle Express' convenience store and off-licence.

## Description

The property comprises a newly refurbished single storey property which includes a new roof, new shop front with an electric roller shutter, kitchen and toilet facilities.

Forecourt and street parking.

## Accommodation

(approximate internal areas)

Shop 830 sq.ft/ 77 sq.m

Kitchen 38 sq.ft/ 3.5 sq.m

## Rent

£11,950 per annum exclusive

## Lease

New lease available on fully repairing and insuring terms.

## VAT

Will be charged as appropriate.

## Business Rates

TBA

## EPC

B - (35)

## Viewing

By arrangement with the agents:

Michael Tromans & Co

tromansandco@aol.com

Tel: (01902) 425646

or

Bulleys

(01902) 713333.

## Subject to Contract

MRT/SC/16719

Additional Images

