



**TO LET**  
Unit 7a  
1,004 sq.ft  
(93.3 sq.m)

**M BOSCOMOOR**

Penkridge  
Staffordshire  
ST19 5NS

Occupiers Include  
**COSTA**  
**SUBWAY**  
**COOP**  
**GREGGS**

### LOCATION

Penkridge is a popular market town situated close to Wolverhampton and Stafford with mainline rail links, making this a popular residential area. Situated off the A449 which runs through the heart of Penkridge town. The M6 and M54 are accessed within a few miles of the centre. Adjacent, Persimmon Homes have plans for a development of 330 homes.

Occupiers in the convenience retail parade include; Subway, Greggs, Co-Op and Costa Coffee.

### DESCRIPTION

The property is situated in a busy trading location within the Boscomoor convenience retail parade.

### UNIT SIZE

Ground Floor: 1,004 sq.ft (93.3 sq.m).

### RENT

£25,000 pax excluding VAT.

### RATEABLE VALUE

Rateable Value £15,750 (1 April 2026 to present). Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

### SERVICE CHARGE & INSURANCE

This unit participates in a service charge £2,646 per annum. Insurance £350 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### EPC

Further information available upon request.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

All figures are quoted inclusive of VAT.



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Lettable Units On-Site



13,096 sq.ft

Total Area



What Three Words  
survey.stuns.trackers



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**Viewing**  
Strictly via prior appointment  
with the appointed agents

## Creative Retail

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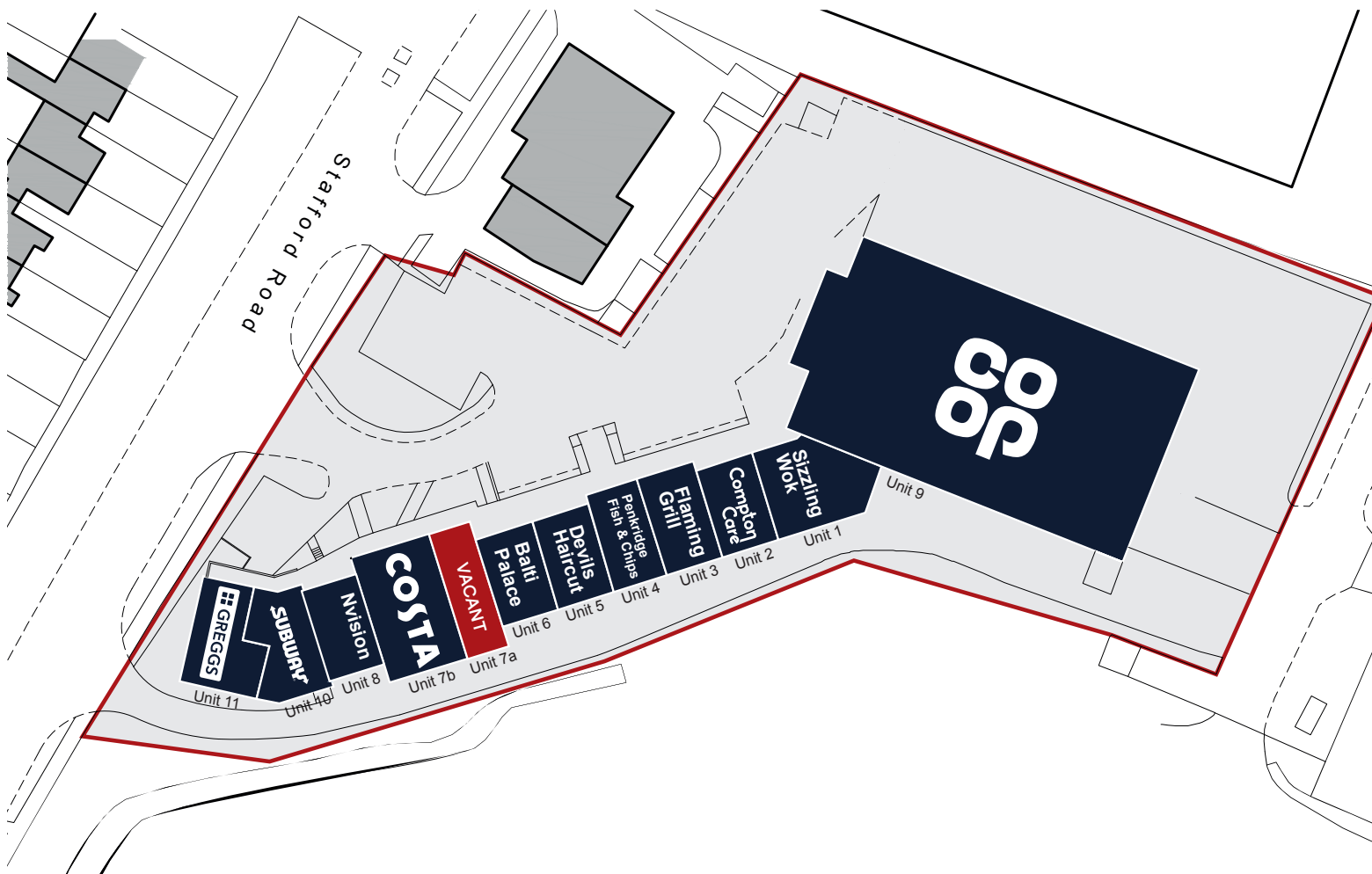
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