



TO LET

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Retail Unit  
1,990 sq.ft (184.8 sq.m)

Unit 4, Raynors Parade, Raynor Road, Wolverhampton, WV10 9QY

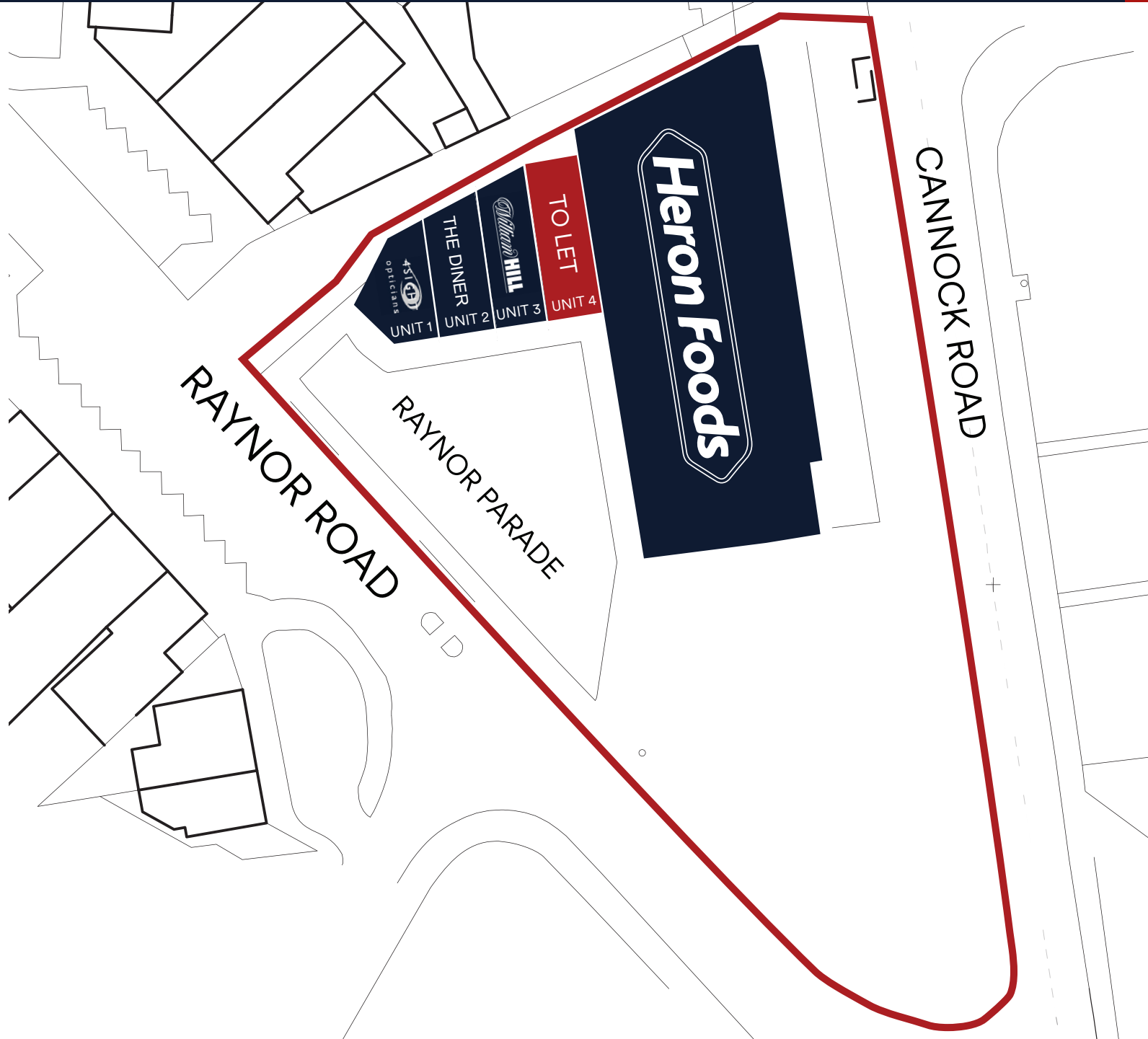
- On-Site car parking available
- Occupiers include Heron Foods, William Hill, and 4Sight Opticians

**LCP.**  
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# Unit 4, Raynors Parade, Raynor Road, Wolverhampton, WV10 9QY

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	989	91.9
First Floor	1,001	93
TOTAL	1,900	184.9

## RENT

Rent is £16,000 +VAT per annum.

## BUSINESS RATES

Rateable Value is £9,700.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas (Approximately £1,032 +VAT p.a).

## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

C-71. Further information available upon request.

## PLANNING

A3/A5 use, subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

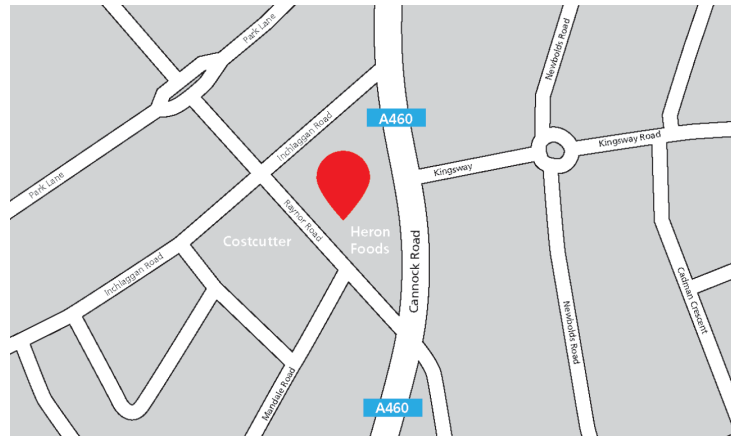
Each party is responsible for their own legal costs in connection with the granting of a lease.

## DESCRIPTION

The property comprises two-storey accommodation, divided equally between the ground and first floor.

Providing ground floor retail shop space and office/storage above, in a small popular shopping parade.

Current occupiers include; William Hill, 4Sight Opticians and Heron Foods.



## LOCATION

The property is located between a busy Heron Foods Supermarket, and William Hill just off the A460 Cannock Road, in an area known as Fallings Park.

## VIEWING

Strictly via prior appointment with the appointed agent:

# LCP.

part of M<sup>Core</sup>



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