

RETAIL / OFFICES

Retail shop/ office

TO LET

Unit 149 C, Pleck Rd, Walsall



- **1,000 SQFT APPROX** **RARE ROADSIDE OPPURTUNITY**
- **FULLY REFURBISHED INTERNALLY**
- **LARGE CAR PARKING/ DISPLAY IN FRONT**
- **LARGE ROADSIDE PROMINENCE AND FRONTAGE TO PLECK ROAD.**
- **REAR ACCESS PARKING.**
- **IDEAL FOR RETAIL USES AND OFFICES.**



LOCATION

The premises are situated on the established A4148 Pleck Rd, less than a 1/2 mile from J9 M6 and 1 mile from J10 M6 connecting with Black Country Route towards Wolverhampton. The property is also directly in front of new Skanska built pfi initiative NHS MANOR HOSPITAL due to open in October 2010.

Occupiers in the area include AL Murad Tiles, Travis Perkins, Kitchen & Bathroom Warehouse, Leyland Paints

DESCRIPTION

The premises compromise a brick built building with front main road fronted, shop front & single access door. Previously being used as Travel Agents and Car Hire Company. Entrance via Pleck road & rear access for goods in and out via through rear business park. Ample parking on site. The premises have suspended ceiling and carpets throughout with rear wash room and rest area.

PLANNING

The property is situated within an existing employment area and would be suitable for trade counter warehouse uses subject to planning confirmation. In addition the site may be suitable for road side uses including a car dealership.

PRICE

£650 per calendar month.

AMENITIES

2 drive-in loading doors

All usual main services including electricity water and drainage are available to the property.

Property Link has not checked and does not accept responsibility for any of the services within this property.

LEGAL COSTS

Each party to bear their own legal costs incurred

VIEWING

Strictly by appointment only

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Misrepresentation

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NEW NHS MANOR HOSPITAL

A4148

PLECK ROAD

PLECK ROAD

A4148

M6 J9

M6 J10

TO LET

UNIT 1

1
4
9
C

TO LET 1000 SQFT

UNIT 2/3

GO NATURAL
WOOD
FLOORING

ADAMS CAR-
PET WARE-
HOUSE

METAL CONTAINER

DRIVEWAY

UNIT

8

9

10

11

12

12A

UNIT 7

UNIT 22

21
A

4

5

AL-MURAD
TILES

REAR
YARD

24

23

COMMUNAL AREA

DRIVEWAY

DRIVEWAY

15

16

14

17

18

21

20

19

DRIVEWAY

WALSALL CANAL

GILL AND RUSSELL BUSINESS PARK,

WHARF ST., OFF PLECK ROAD,

WALSALL WS2 9ES

NOTE: Plan not to scale.

For ID only.