



WOMBOURNE RETAIL PARK

PROMINENT ROAD SIDE DEVELOPMENT

BRIDGNORTH ROAD, WV5 0AL
WOMBOURNE



TO LET

- 8,500 SQFT RETAIL / LEISURE TO LET
- PROMINENT ROAD SIDE LOCATION
- PRE-LET TO LIDL FOOD STORE
- ON SITE PARKING
- UNIT READY FOR FITOUT IMMEDIATELY



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LOCATION

ACCOMMODATION

The prominent development will consist of a 22,000sqft Lidl Food Store which will be accessed off Bridgnorth Road, a further unit under offer and 8,500sqft of further retail with in excess of 198 shared car parking spaces.

The unit is built and benefiting from excellent visibility, open plan space, and natural light, services and parking.

The site benefits from free parking with 198 spaces and will also accommodate 6 EV charging bays.

LOCATION - WV5 0AL

Wombourne is a expansive residential area located in the district of South Staffordshire, 4 miles (6 km) south-west of Wolverhampton.

It has excellent connections to the motorway network via the M54 to the north and M5/6 to the East.

The surrounding area comprises a mixture of residential, retail and light industrial. Neighbouring residential areas include Kingswinford, Wall Heath, Upper Penn, Swindon and Himley.



NEW BUILD RETAIL UNIT



The site plan illustrates a retail unit for sale, featuring a large blue building with the LIDL logo. The building is situated adjacent to a car parking area, which is marked with dimensions and includes a 'NO ENTRY' sign. A vehicle entrance is located at the top right, and a pedestrian entrance is marked on the right side. The plan also shows a service area, a security gate, and various dimensions for the building and parking spaces. A red box highlights a 'RETAIL UNIT TO LET 8,500 SQFT' and another red box indicates 'UNDER OFFER'. The plan includes a 'SERVICE' area, a 'TROLLEYS' area, and a 'CANOPY ABOVE' area. The building is located on a street corner, with 'BRIDGORTH ROAD' visible on the right. The plan also shows a 'SUB LOCATION' and a 'SECURITY GATE'.

NEW BUILD RETAIL UNIT



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INFORMATION

SCHEME

- A1 Retail – 8,500sqft remaining
- 198 car parking spaces on site
- Pre let to Lidl Food Store
- Industrial units Pre let

PLANNING

- Subject to planning

TIMING

- Ready for fitout on planning approval

SPECIFICATION

- Full landlords specification available on request

LEASE TERMS

- New full repairing & insuring leases on flexible terms

RENT

- Upon Application

[Click for additional photos:](https://www.amazon.co.uk/photos/share/c0ZfwBwklcUjENTmKAee1Df35uNN5BpnAHNL2hcfDHm)

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