TO LET

AN ATTRACTIVE GROUND FLOOR RETAIL UNIT SET WITHIN A HIGHLY SOUGHT AFTER VILLAGE LOCATION

14 STATION ROAD

CODSALL

WOLVERHAMPTON

STAFFORDSHIRE

WV8 1BX

TSR

TOWLER SHAW ROBERTS

LOCATION

The property occupies a prominent position within the popular South Staffordshire village of Codsall, fronting the busy Station Road retail parade. The property benefits from excellent visibility and is situated in close proximity to Codsall Railway Station, providing regular services to Wolverhampton, Birmingham and Shrewsbury, together with a number of public car parks and established residential neighbourhoods.

Station Road retail parade serves a strong local catchment alongside a high level of passing pedestrian and vehicular traffic. Codsall is occupied by a range of well-established national, regional and independent operators including Co-op Food, Costa Coffee, Greggs, Nationwide, Boots Pharmacy, and a variety of cafés, restaurants, professional services and convenience retailers, making the location a well-established and highly sought-after trading position.

DESCRIPTION

This attractive ground floor retail unit provides versatile accommodation, incorporating a spacious sales area with large, glazed frontage together with separate office and welfare facilities to the rear.

Previously occupied by the Post Office, the unit is considered suitable for a variety of different uses, subject to Landlord approval and necessary planning permissions.

FLOOR AREAS: (Approximate Net Internal)

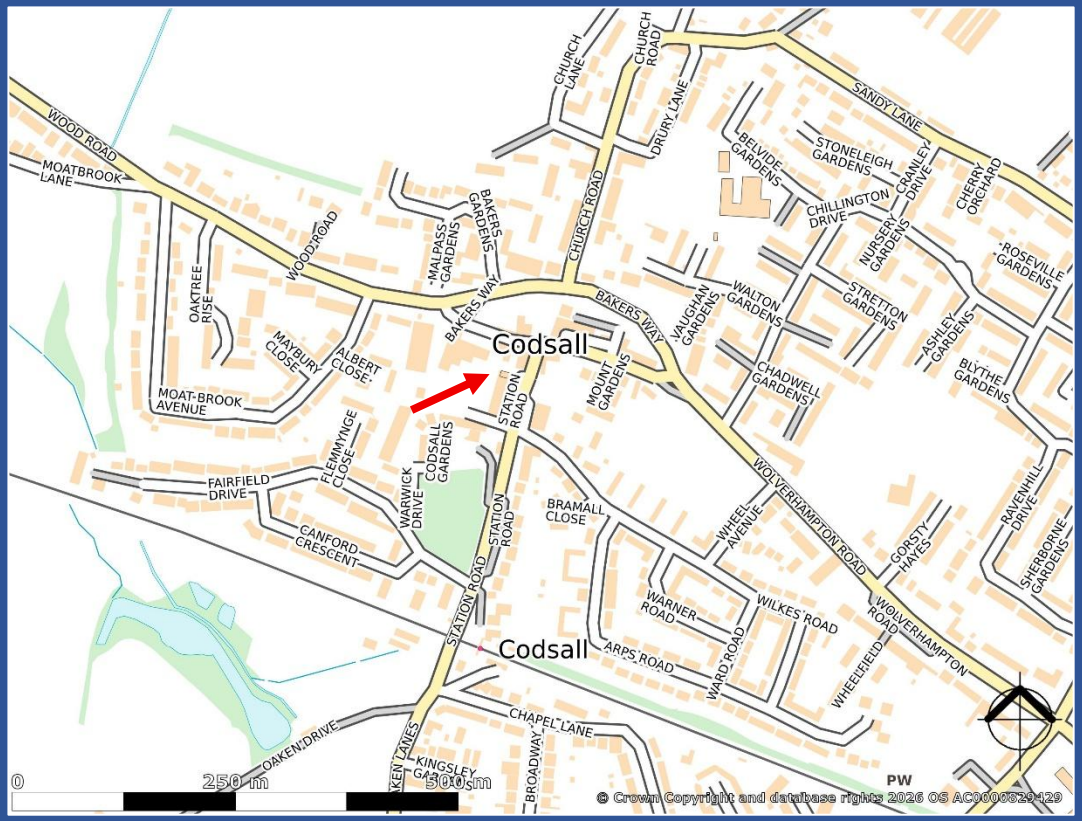
	Sqft	Sqm
Ground Floor Sales Area	885	82.2

RENT

£24,000.00 per annum exclusive.

TENURE

The premises are available **TO LET** on a new internal, repairing and insuring basis (including shop frontage), for a Lease term of years to be agreed, with Service Charge to be levied in respect of communal areas.



For Illustration Purposes Only *Not to Scale*

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their intended use of the property.

SERVICES

We understand that mains water, drainage, and electricity are connected or available to the site. Interested parties must satisfy themselves in respect of the availability and capacity of all services.

LOCAL AUTHORITY RATES

Interested parties must satisfy themselves with the up-to-date rating assessments via the Valuation Office Agency and in respect of actual rates liabilities and potential Reliefs available, with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on allparties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

ENERGY PERFORMANCE ASSET RATING – 55 C

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.
Tel: 01902 421216
Wolverhampton@tsrsurveyors.co.uk

TSR
TOWLER SHAW ROBERTS

Important Notice

Dated: October 2026

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