

To Let

Retail Opportunity

53 Market Street, Kingswinford, DY6 9LD

For further information
please contact:

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Location

Kingswinford is a suburban area situated within the Metropolitan Borough of Dudley, approximately 4 miles north of Stourbridge and 5 miles west of Dudley town centre.

The property is situated on the southern end of the main trading location of Market Street. It is situated adjacent to Kingswinford library and in close proximity to Heron, One Stop and West Bromwich Building Society.

Description

The property comprises a single storey commercial unit, at the front, with a two storey extension to the rear.

Terms

The premises are available by way of an assignment of a 15 year lease expiring on 18th July 2021 or a new XLTA co terminus sub lease.

Accommodation

Gross	35'06"	10.83 m
Shop Width	34'04"	10.46 m
Shop Depth	15'92"	52.03 m

GF Sales	1,515 sq ft	140.79 sq m
GF Anc	865.4 sq ft	80.4 sq m
FF Anc	494.6 sq ft	45.95 sq m

Business Rates

The property is assessed for rates as follows:

Rateable value: £16,000
Rate in £ (2018/19): 48p
Rates Payable: £7,680

Interested parties should make their own enquiries with the Local Authority to verify this information.

Rent

£15,000 per annum exclusive.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

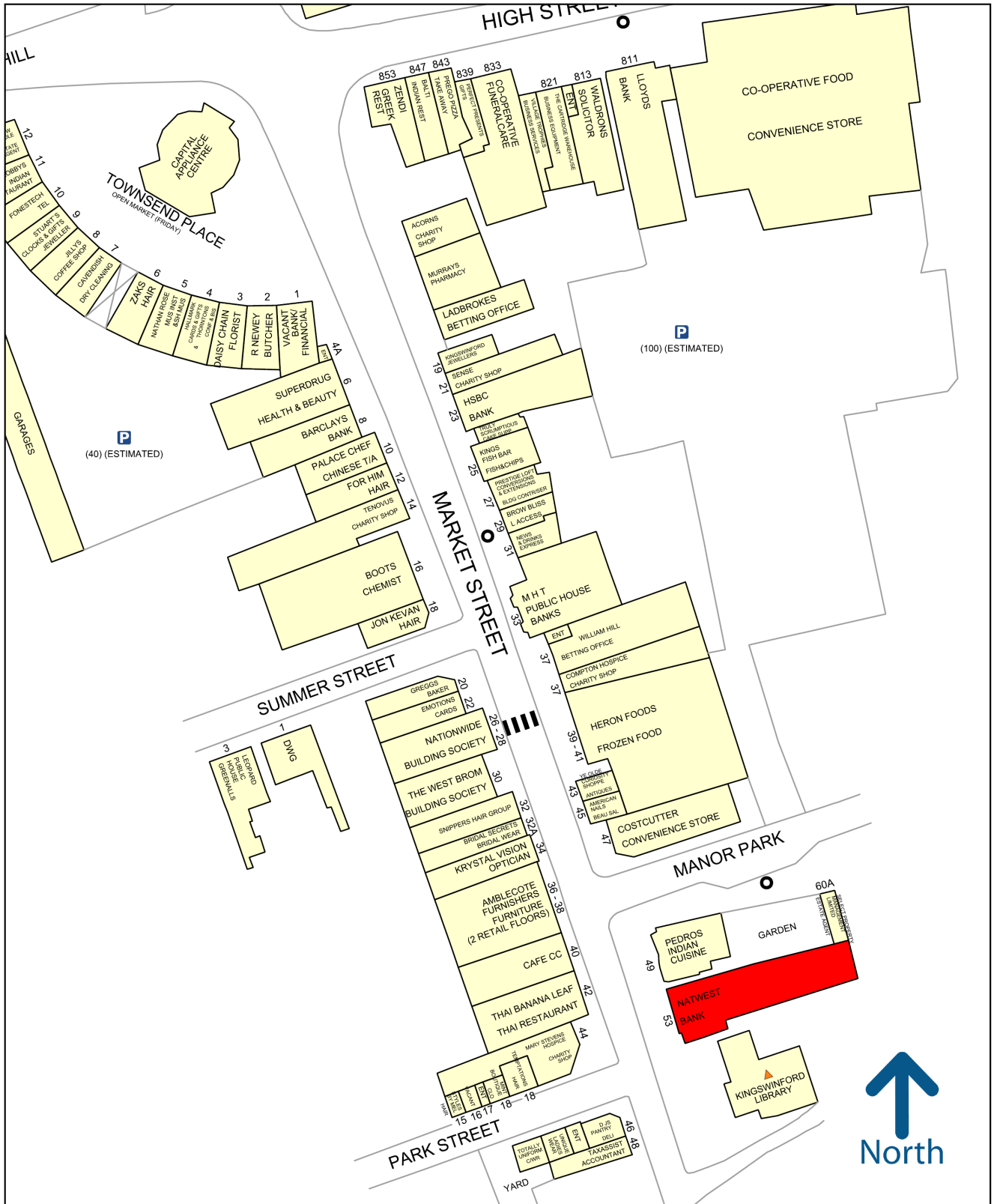
The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 29/05/2018

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May 2018 File number: 018718379

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