

To Let – Retail Premises

1,236 sq ft (114.80 sq m)

Unit 1/3, Moss Grove, Kingswinford, DY6 9HS

- **Prominent location**

Location

Kingswinford is a suburban town within the Metropolitan Borough of Dudley in the West Midlands. The town has a population of circa 25,000 people.

It is situated 4 miles north west of Stourbridge, 5 miles Southwest of Dudley and 8 miles southwest of Wolverhampton.

The property is situated in Kingswinford's main retail pitch near Townsend Place.

The subject property is situated in a prominent location on the corner of Moss Grove and Summerhill. Nearby occupiers include Superdrug, Co-op, Boots, Heron Frozen Food and William Hill. There are also several local traders in Kingswinford.

Description

The ground floor retail space benefits from extensive glazed frontage to Moss Grove, with glazed return frontage to Summerhill, and currently provides retail accommodation with ancillary accommodation located to the rear of the property. There is vehicular access to the rear.

Accommodation

The unit extends to the following approximate floor areas (from VOA):

Ground Floor	1,236 sq ft (114.80 sq m)
Ground Floor (ITZA)	568 sq ft (52.80 sq m)
TOTAL	1,236 sq ft (114.80 sq m)



Rates

Rateable Value	£11,250
UBR	50.4p
Rates Payable (Per Annum)	£5,670

Interested parties should verify these figures with the Local Authority.

Planning

A1 or A2

Rent / Lease Terms

The property is available by way of an assignment with the lease expiring on 25 December 2023, or via new sublease on terms to be agreed.

Rent

£13,080 pax

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

EPC Rating – D (95)

Viewing and further Information

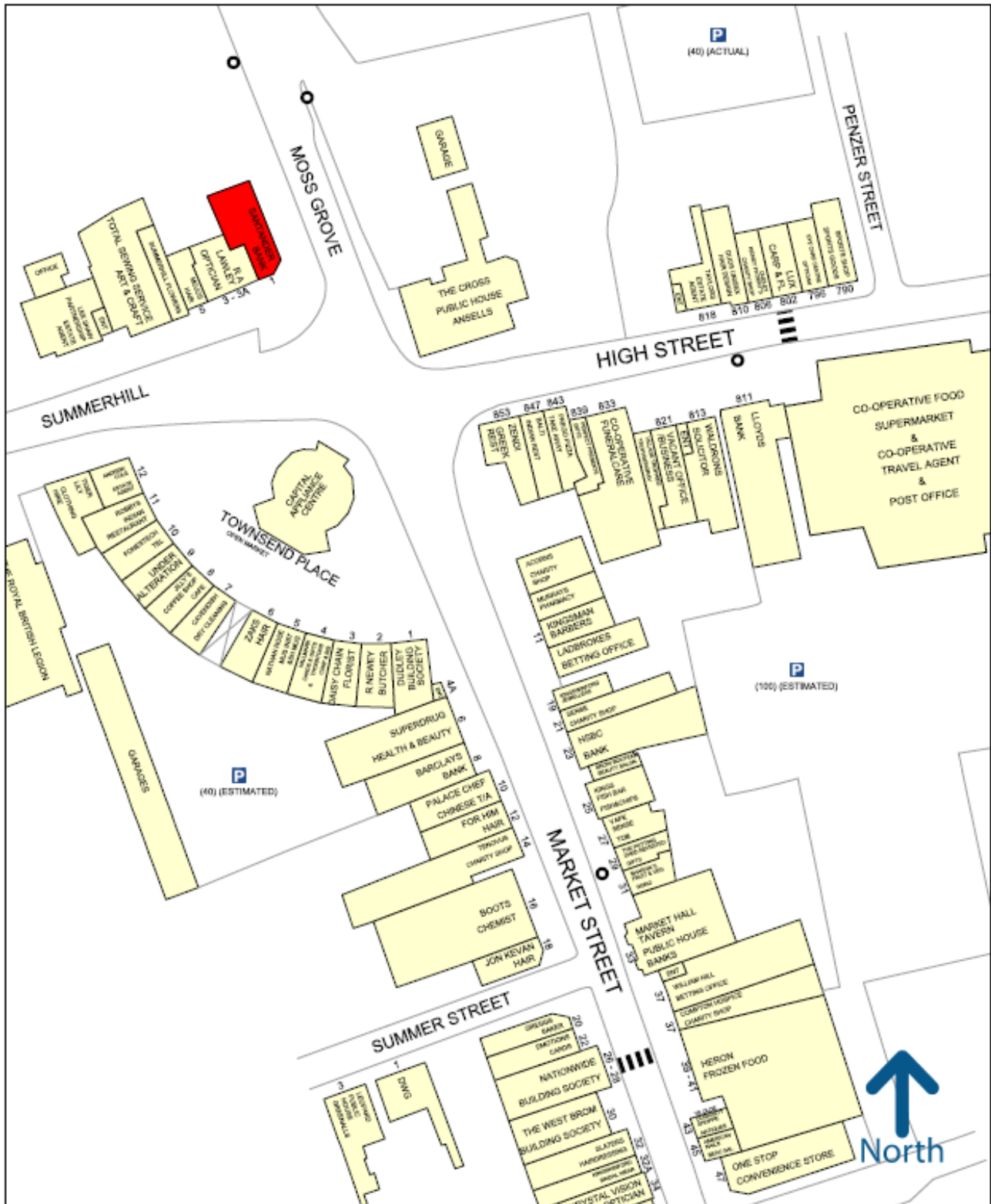
By appointment through Sole Agents GL Hearn.

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