

RETAIL TO LET



TSR

TOWLER SHAW ROBERTS

CAPITAL APPLIANCE CENTRE | TOWNSEND PLACE | KINGSWINFORD | DY6 9JL

Versatile property positioned in a prime retail location

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

- Approximately 2,164.49 sqft (201.10 sqm)

- Showroom and storage rooms available

- **Rent: £39,950 per annum exclusive**

Location

The property is located on the main high street in Kingswinford, facing Market Street. The property is surrounded by various retail occupiers including Boots, Barclays and a Co-op. The premises benefits from local public transport including bus stops and a train station in Stourbridge.

Description

The property comprises of a unique circular construction approximately 2,164.50 sqft (201.10 sqm). The property benefits from three large windows facing the main road, and a fourth with an entrance to the showroom with storage, kitchen and W/C facilities to the back of the property.

Accommodation

	Sqft	Sqm
Ground Floor	2,164.49	201.10
Total:	2,164.49	201.10

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

Tenure

The premises are available To Let on a full repairing and insuring Lease basis for a term of years to be agreed.

Rent

£39,950 per annum exclusive.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

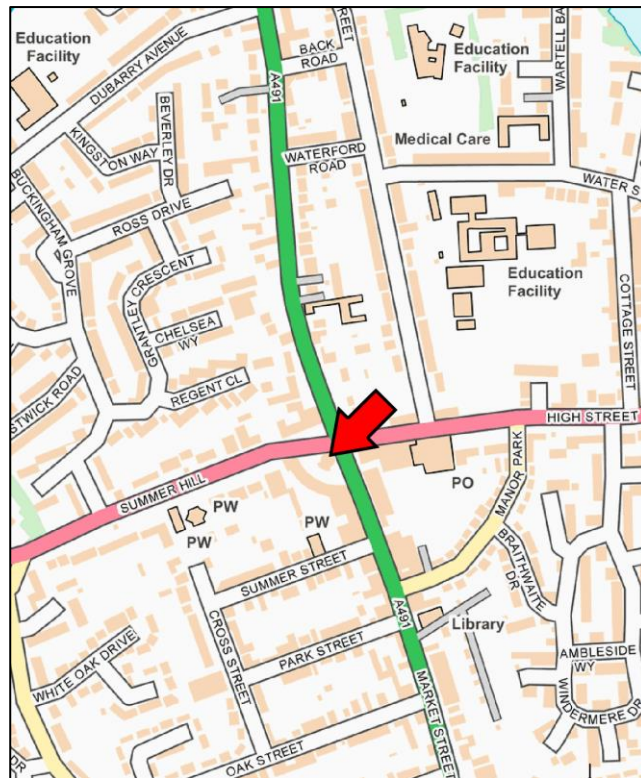
Description – Showroom and premises
Rateable Value – £20,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

The property is located within Dudley Borough Council.

Energy Performance Rating: Pending



For Reference purpose only Scale: Not to Scale
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Planning

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

Legal Costs

Each party will be responsible for their own legal costs incurred.

VAT

The Landlord has not elected to charge VAT on the rental figure stated.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

Date: September 2019

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Tel: 01902 421216

Also at
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And
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection from Unfair Trading Regulations 2008

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