



55B HIGH STREET, KINVER, DY7 6HE

TO LET

High Street Retail Unit

Size

NIA Approx. - 222 sq ft (20.06 sq m)

To Let^a

£7,500 per annum excl.

Prominent high street retail unit in the heart of the affluent village of Kinver

Unit has undergone a recent refurbishment

Rear garden area

Suitable for a variety of retail & professional uses (STP)

Location

The property boasts a prominent position on the High Street within the affluent village of Kinver. There are number of local retail & leisure occupiers nearby.

Description

The property comprises a refurbished ground floor retail unit benefitting from a rear stores area, W/C & kitchen facilities. To the rear of the premises there is a shared garden area which is ideal for a staff break out area.

Accommodation

Net Retail Area	222 sq ft
Kitchen	- sq ft
W/C	- sq ft
Total NIA	222 sq ft

To Let

£7,500 per annum excl.

Term

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

V.A.T.

The property is not VAT registered.

Rating Assessment

Rateable value: £4,950
U.B.R.: 49.9p in the £ (2024/2025)

* The property may qualify for 100% small business rates relief.
* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Legal Costs

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

Energy Performance Certificate

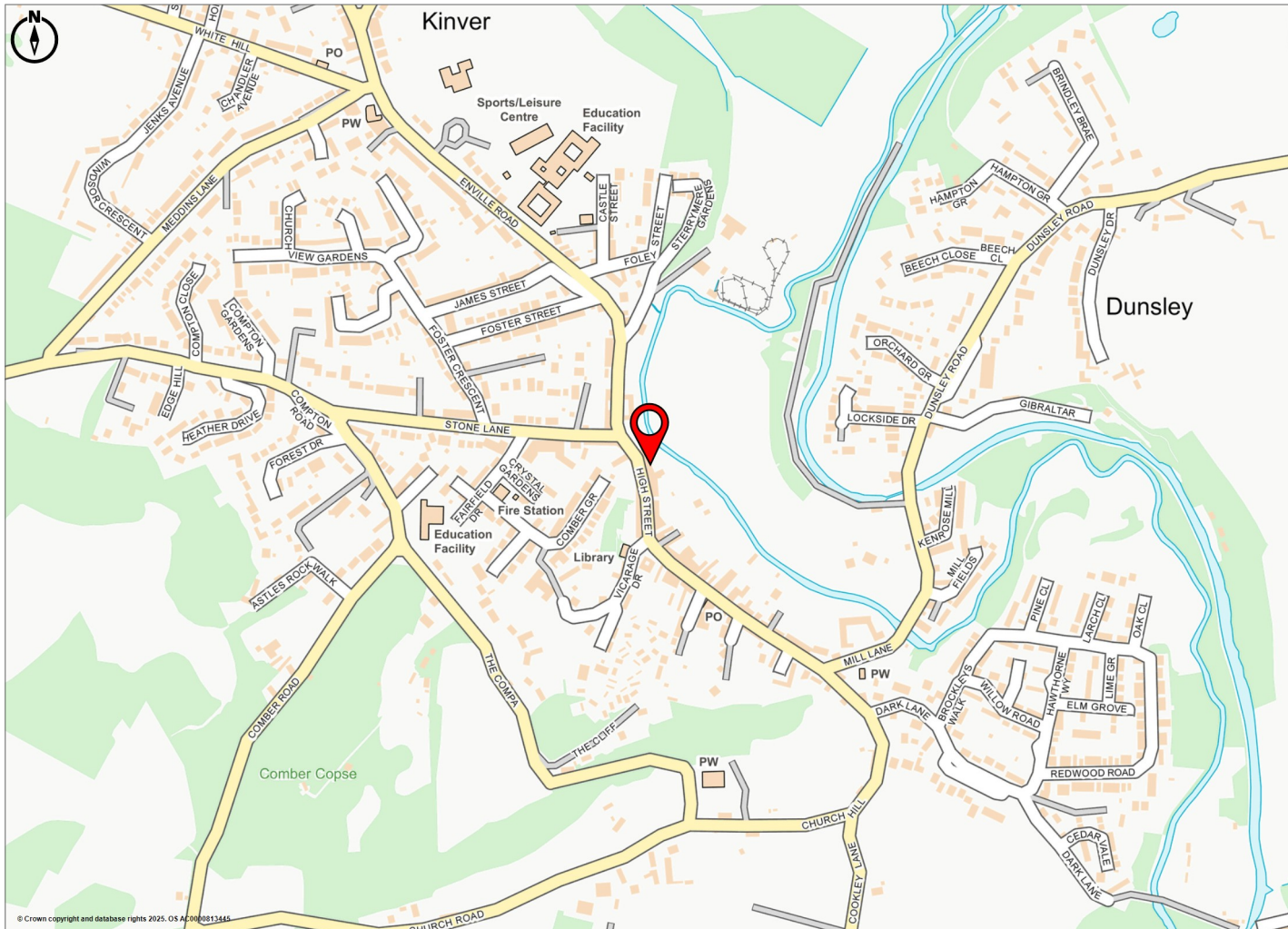
Please contact the agent for further details.

Viewing

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● LANDMARK INFORMATION

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