



DRAYTON HOUSE, 21A STONE STREET, DUDLEY, DY1 1NJ

TO LET

PROMINENT RETAIL / OFFICE
UNIT

Size

NIA Approx. – 841 sq ft (78.13 sq m)

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To Let

£12,900 PER ANNUM EXCL.

Prominent retail / office unit in the
heart of Dudley

Ground, first & second floor
accommodation

Small yard / courtyard area to the rear

Location

The property boasts a prominent position on the busy Stone Street in Dudley Town Centre. The street plays home to a number of local professional occupiers.

Description

The property comprises a 3 storey period building with retail / office offering at ground floor level and ancillary / office / storage areas within the upper parts.

There is a small courtyard to the rear and nearby parking is available.

Accommodation

Ground floor

Retail / Office Area	275 sq ft
Rear Ancillary	129 sq ft
Hallway & coms room	65 sq ft
W/C	-

First floor

Office & ancillary	248 sq ft
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Second floor

Office	124 sq ft
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Total NIA	841 sq ft
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To Let

£12,900 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.

Rating Assessment

Rateable value: £4,200

U.B.R.: 51.2p in the £ (2024/2025)

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

To be confirmed.

Energy Performance Certificate

Please contact the agent for further details.

V.A.T.

The property is not VAT registered.

Viewing

Contact – Michael Johnson and Co.

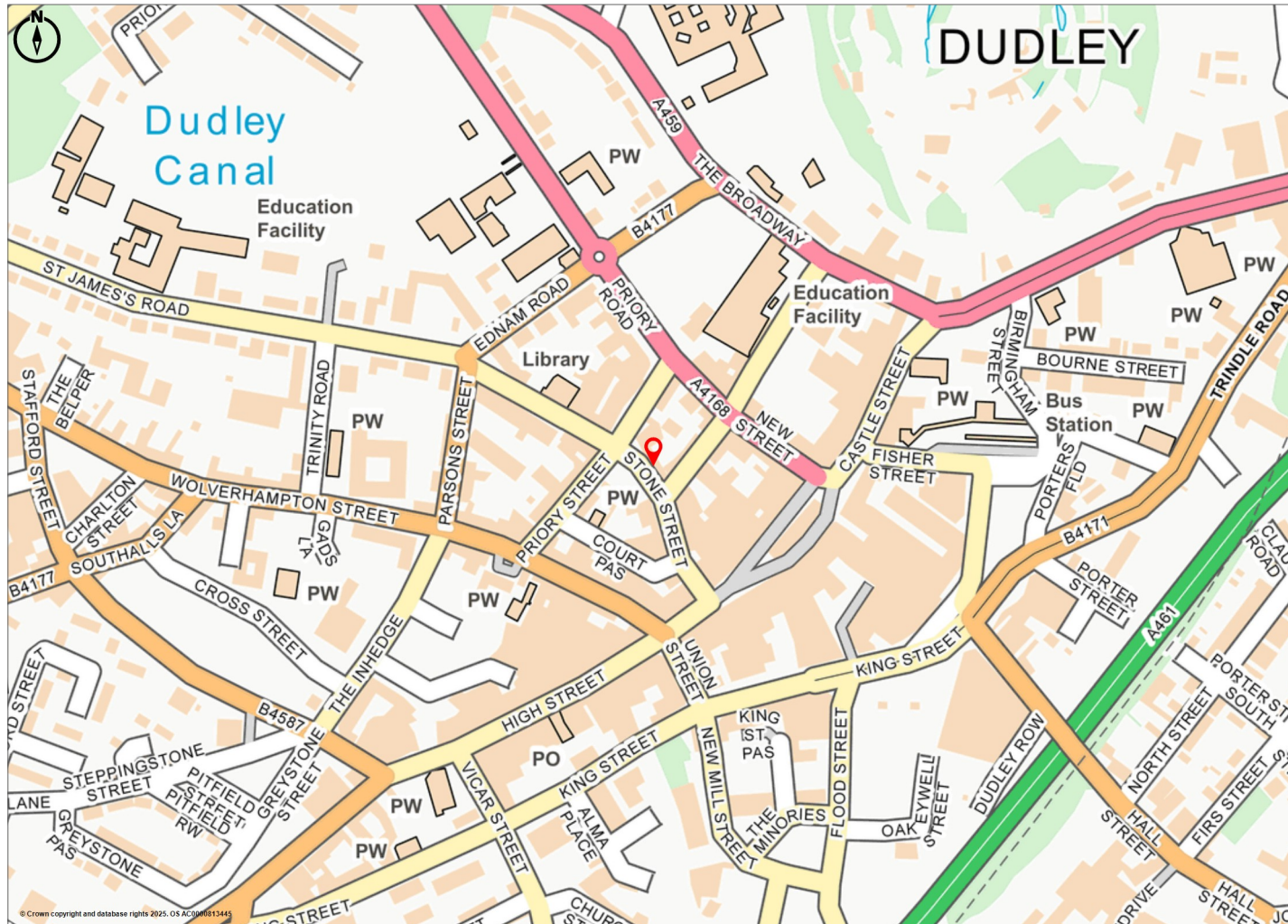
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Promap

● LANDMARK INFORMATION

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Plotted Scale - 1:6000. Paper Size - A4