Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS

01384 395 323



14 MARKET STREET, KINGSWINFORD, DY6 9JR

TO LET

GROUND FLOOR RETAIL PREMISES

ACCOMMODATION

Ground Floor Sales	936 sq ft

TO LET

£18,000 PER ANNUM EXCL.

- Established Market Street town centre location
- Excellent visibility and shop frontage
- Prime position within Kingswinford town centre
- Subject to minor refurbishment works being completed

Location

Kingswinford is an established town within the West Midlands, situated approximately 10 miles west of Birmingham and forming part of the wider Dudley Borough and Black Country area.

The property occupies a prominent position on Market Street within Kingswinford town centre, benefiting from good visibility and a central location amongst a range of retail and commercial occupiers.

Description

The property comprises a ground floor retail unit forming part of a traditional town centre building.

The accommodation provides an open plan retail sales area with a glazed frontage onto Market Street, providing good natural light and display opportunities.

The property further benefits from ancillary accommodation to the rear together with WC facilities and side access.

The accommodation extends to approximately 936 sq ft and provides a versatile retail space suitable for a range of occupiers, subject to any necessary planning consents.

Accommodation

Ground Floor Sales Area	936 sq ft

To Let

£18,000 per annum exclusive.

Anti-Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Rating Assessment

Rateable Value	£14,000
U.B.R:	38.2p in the £ (26 / 27)

This information is for guidance purposes only.

Interested parties are to make their own enquiries.

V.A.T.

VAT will not be chargeable on the rent.

Fixtures, Fittings & Services

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

Energy Performance Certificate

C54. Please contact the agent for a copy of the certificate.

Legal Costs

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

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Sam Johnson
01384 395 323
07581 001 584
sam@michaeljohnsonandco.com

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We Need Your
Unwanted Items

