



To Let

Prominent High Street retail unit with car parking

70 High Street, Kingswinford, DY6 8AE

Highlights

- ▶ Single storey high quality retail unit in prime location
- ▶ Extending to 3,085 sq. ft. (286.80 sq m)
- ▶ Large forecourt and rear car park for approx.. 12 vehicles
- ▶ Kitchen, WC's, & digitally controlled air conditioning
- ▶ Secure gated rear access

Flexible Lease Terms Available

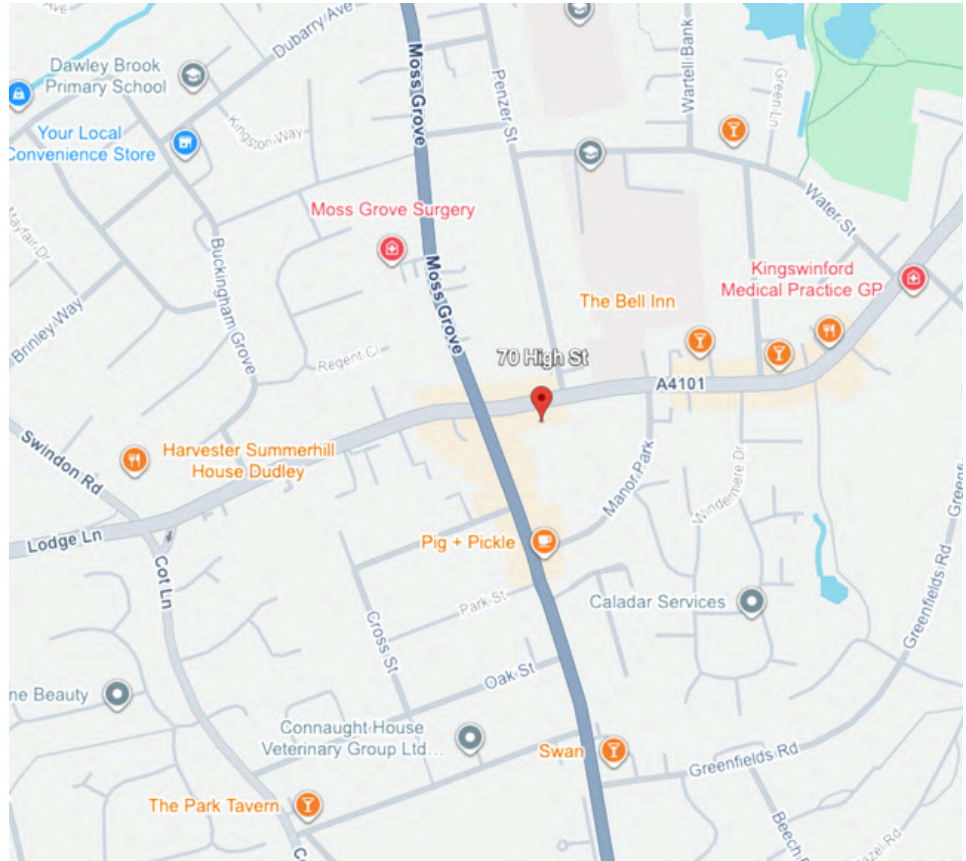


Location

The property is situated in a prominent position on the High Street in Kingswinford, close to its intersection with Market Street, which forms the prime retail pitch in the town. The property is adjacent to a Lloyds TSB bank to the west and high density residential to the east. In addition Kingswinford School is immediately to the north of the property. Kingswinford is located to the west of the West Midlands Conurbation, within the Metropolitan Borough of Dudley.

The town lies approximately 5.4 miles (8.6 km) west of Dudley, 8 miles (12.8 km) south of Wolverhampton town centre and 15.1 miles (24.2 km) west of Birmingham.

Kingswinford benefits from excellent transport links, being just 8.1 miles (12.9 km) west of Junction 2 of the M5 which links to the M6 and M42, and the national motorway network. Stourbridge Junction train station is located 4.0 miles (6.4 km) to the south and provides direct services to Birmingham New Street in 30 minutes.



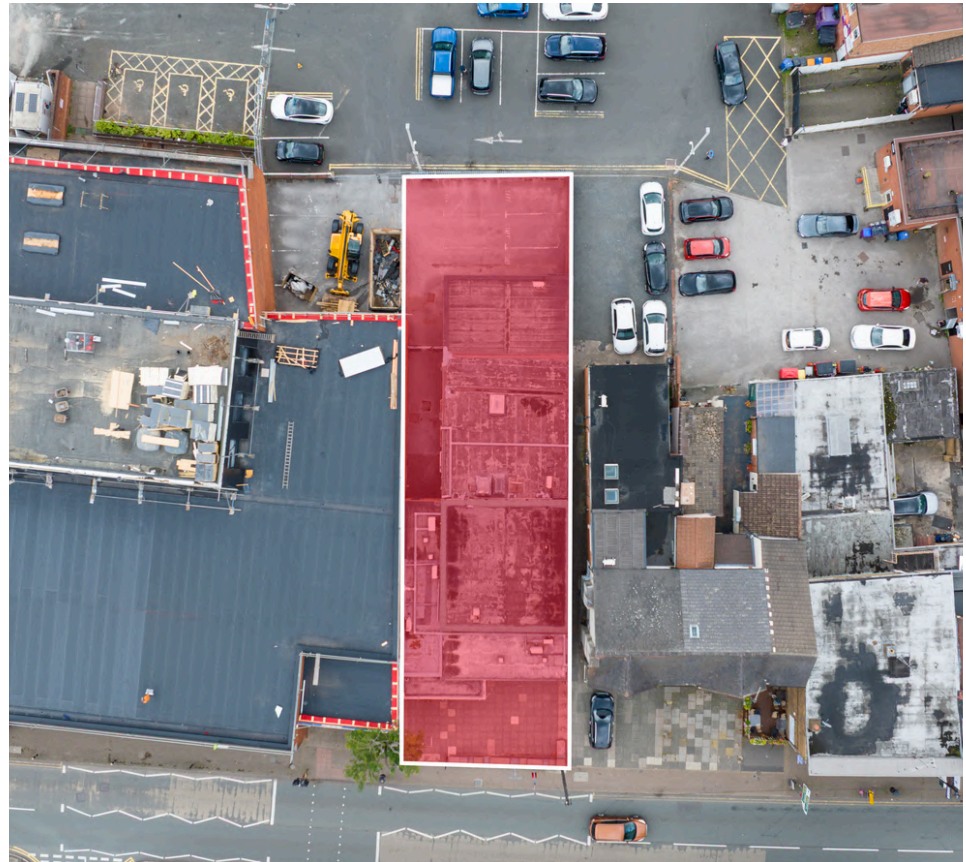
Description

The property comprises a single storey former bank premises suitable for a variety of retail uses. The retail area is predominantly open plan with a number of cellular glazed portioned offices leading off. Beyond the retail area there are a number of ancillary/store rooms, a strong room, staff kitchen and staff WC facilities. There is also a useful external secure store.

The property includes a yard area to the front which may offer potential for additional retail area (subject to the requisite consents). There is also arear access with parking for approximately eight vehicles. The Manor Park public car park is also immediately to the rear of the property which provides 2 hours of free parking.

The property further benefits from digitally controlled air conditioning, secure gated rear access, and is wired ready for full CTV provisions. There are a number of key and code controlled safes that maybe available by separate negotiation.

In all the property extends to 3,085 sq. ft. (286.80 sq m).



Further Information

Lease terms

The property is available on flexible lease terms subject to negotiation at a quoting rent of £50,000 per annum

EPC

Available upon request.

VAT

We are advised that VAT is not applicable.

Business Rates

The property has a current rateable value of £23,750. (This is the rateable value for the property. It is not what you pay in business rates)

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



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