



TO LET



Substantial High Street retail property with car parking

779 High Street, Kingswinford, DY6 8AA

KEY FEATURES

Prominently located on Kingswinford High Street, the town's prime retail pitch.

Surrounded by high density residential accommodation and opposite Kingswinford School.

Former supermarket, totalling 22,535 sq ft over ground and first floors.

Car parking for approximately 35 vehicles to the rear.

Flexible lease terms.

Guide Price: £190,000 per annum on terms to be agreed



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.

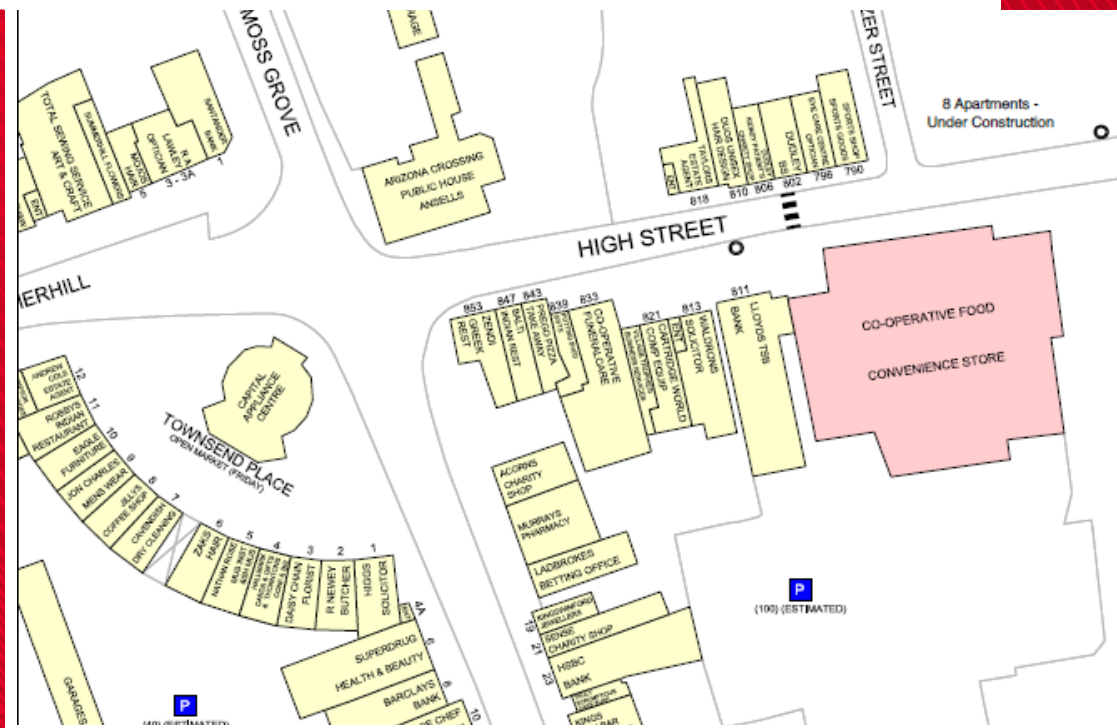
Kingswinford benefits from excellent transport links, being just 8.1 miles (12.9 km) west of Junction 2 of the M5 which links to the M6 and M42, and the national motorway network. Stourbridge Junction train station is located 4.0 miles (6.4 km) to the south and provides direct services to Birmingham New Street in 30 minutes and London Euston in 2 hours 20 minutes. Birmingham International Airport is approximately 30 miles (48 km) to the west.

DESCRIPTION

The property comprises a purpose built Retail unit of steel frame construction with brick elevations and substantial glazing at ground floor level to the front and rear.

The ground floor was formerly used as a supermarket, with ancillary accommodation to the first floor.

To the rear of the property there is a designated area for car parking with approximately 35 spaces, forming part of the larger Local Authority pay and display car park.



ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provide the following net internal floor areas.

ACCOMODATION	USE	SQ.M.	SQ.FT.
Ground Floor	Retail	1,537.40	16,549
First Floor	Ancillary	556.10	5,986
TOTAL	2	2,093.50	22,535

VAT

The property is elected for VAT.

EPC

Rating – C66

LEASE TERMS

The property is available to let on flexible lease terms, for a term to be agreed. The quoting rent is £190,000 plus Vat per annum.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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