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ROBERTSON  BROWN

SHOP TO LET



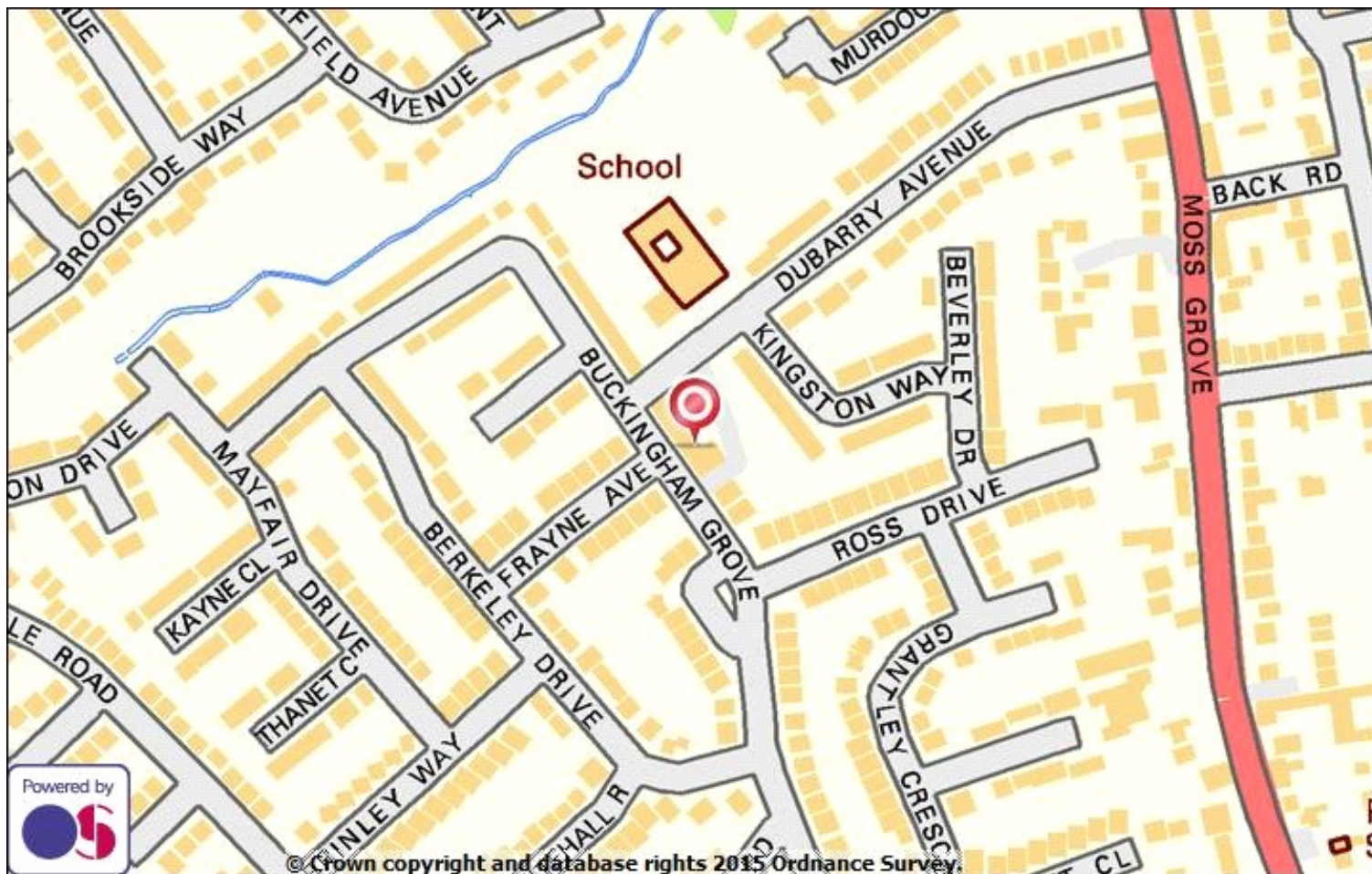
Unit 2 Buckingham Grove, Kingswinford, DY6 9EL

FEATURES

- 1 Positioned within a local neighbourhood parade
- 1 Off street parking to the front
- 1 Commencing rental of £10,000 per annum
- 1 Viewing by appointment only

CONTACT

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LOCATION

The subject unit is positioned within a densely populated residential area approximately 1 mile from Kingswinford district centre and 5 miles west of Dudley Town Centre. Nearby occupiers include a mixture of local and independent retailers such as a Newsagents, Beauty Salon and Off-Licence.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £10,250 per annum.

LEGAL COSTS

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

EPC available upon request.

ACCOMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 5.78 m (18ft 10")

SHOP DEPTH 12.23 m (40ft 1")

GROUND FLOOR SALES 65 sq m (700 sq ft)

ANCILLARY 89.85 sq m (643 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £4,565

RATES PAYABLE £2,109

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.