

RETAIL | TO LET

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3 HIGH HOLBORN, DUDLEY, DY3 1SR

596 SQ FT (55.37 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Former Beauty and Tattoo Premises fronting  
High Holborn in Sedgley

- Retail Premises
- Glazed Shop Frontage



## DESCRIPTION

The property is accessed via a glazed frontage from High Holborn where the space opens into a ground floor retail space which benefits from feature brick and wooden wall panelling

The reception area leads into treatment spaces some of which are equipped with sinks therefore suiting several different types of businesses.

Additional amenities include a WC/washroom located at the rear of the property.



## LOCATION

The building is located on High Holborn in Sedgley, close to its intersection with Tipton Street.

Sedgley is located in the Dudley Metropolitan Borough and is located approximately 11 miles north west of Birmingham city centre.

Sedgley is located equidistant from Wolverhampton City centre and Dudley town centre, which are both located approximately 3 miles distant.

The national motorway network is located 6 miles away at junction 10 of the M42. The nearby location is a mix of residential and commercial, with local and national occupiers including a new Aldi store opposite.





## SERVICES

We understand all mains services are available on or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations as to the suitability for their intended use.

## SERVICE CHARGE

n/a

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£10,000 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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