

OFFICE, RETAIL | TO LET

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32 HIGH STREET, SEDGLEY, DUDLEY, DY3 1RN

620 SQ FT (57.60 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Recently Refurbished, Prominent Ground Floor
Retail / Office Premises on Sedgley High
Street - 620 ft2

- Large Glazed Frontage
 - Prominent Location
 - Recently Refurbished Offering A Blank Canvas For Tenant Fit Out
 - Suitable for Office or Retail Use
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DESCRIPTION

The property comprises a well-presented commercial premises arranged over a predominantly open-plan ground floor, providing flexible accommodation suitable for a range of occupier requirements.

A large glazed frontage provides access to the main retail/office area directly from the High Street and a small flight of steps provides a versatile open-plan space, with a fitted kitchenette positioned to the rear.

The kitchenette comprises a range of white base units, worktop, stainless steel sink and drainer, mixer tap and tiled splashback. A separate WC is also provided, fitted with a modern low-level WC and wash hand basin.

The accommodation benefits from a neutral finish with painted walls and fluorescent lighting.

The premises are fitted with numerous electrical sockets, modern lighting and heating/ventilation provisions, making the accommodation suitable for office, studio, treatment, professional or other commercial uses, subject to any necessary consents.

Overall, the property provides clean, modern and flexible commercial accommodation with useful ancillary kitchenette and WC facilities



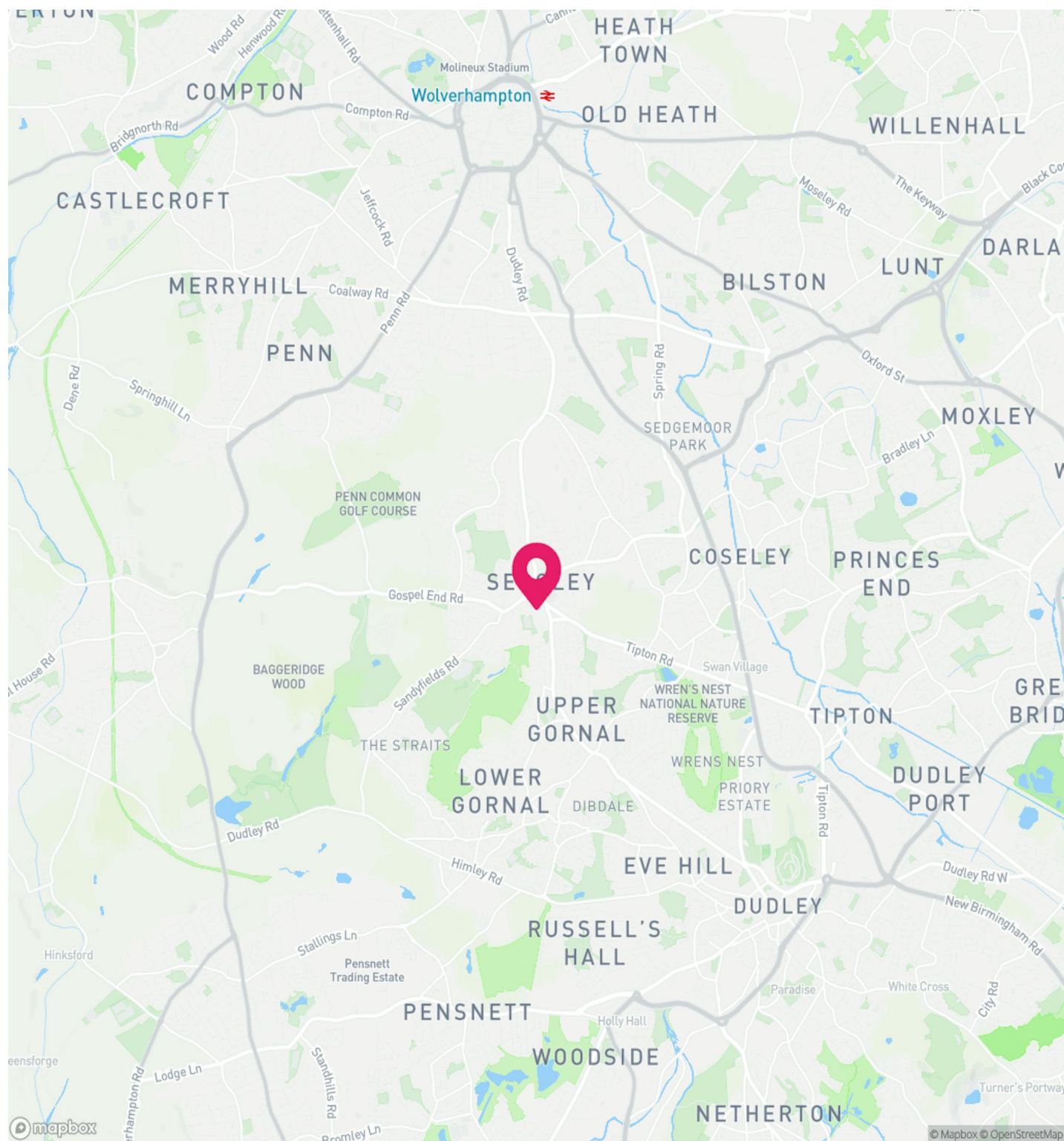
LOCATION

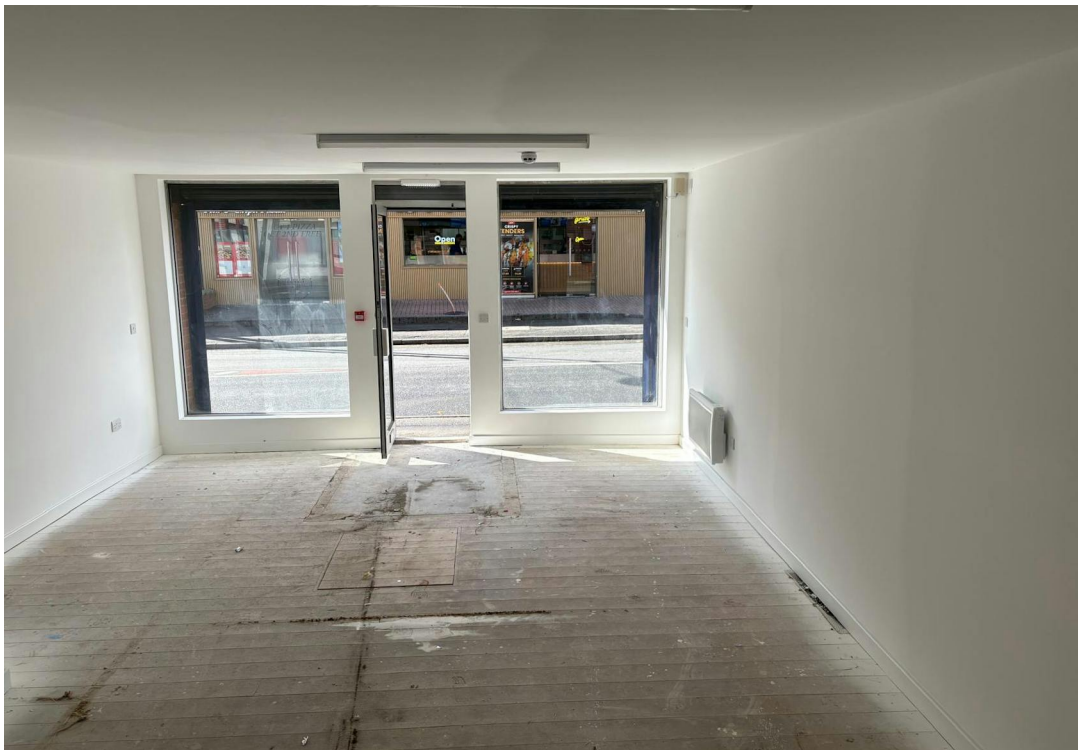
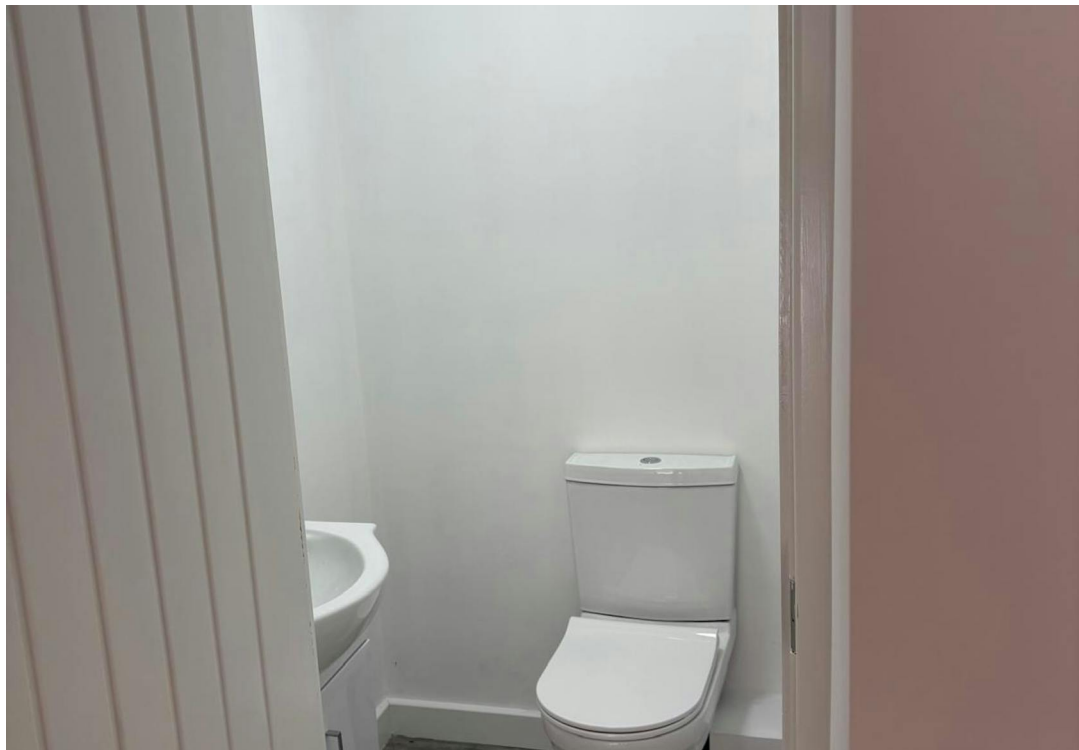
The property is prominently situated on High Street in the centre of Sedgley, a well-established market town within the Metropolitan Borough of Dudley.

High Street forms part of the A459, providing a key arterial route linking Sedgley with Dudley to the south-east and Wolverhampton to the north. The property therefore benefits from excellent accessibility to the wider Black Country and West Midlands conurbation. Dudley Town Centre is approximately 3 miles to the south-east, with Wolverhampton City Centre approximately 4 miles to the north.

The immediate area comprises a mixture of retail, professional services, leisure and residential occupiers, reflecting the established town-centre nature of Sedgley. The property is located within the principal commercial area, close to the junction of High Street with Bilston Street (A463) and the Bull Ring.

Sedgley provides a range of local amenities including independent retailers, convenience stores, cafés, restaurants and professional services, together with public transport connections serving the surrounding residential areas.





TERMS

The premises are available on a new lease, with length to be agreed, at a passing rental of £10,000 per annum.

PLANNING PERMISSION

We understand that the property currently has planning permission granted under use class E.

All interested parties are encouraged to consult with the Local Authority to ensure the premises will suit their required use.

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.

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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