

RETAIL FOR SALE

TSR

TOWLER SHAW ROBERTS

VERSATILE PROPERTY IN PRIME RETAIL LOCATION



36-38 Market Street
Kingswinford
West Midlands
DY6 9JU

- Approximately 4,462 sqft (414.5 sqm)
- Open plan ground floor retail unit
- Further storage across the first floor
- Located in Kingswinford Town Centre
- **Price on Application**
- BUSINESS AVAILABLE "FOR SALE"

Call **01902 421216**

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located on the main Market Street in Kingswinford. The property is surrounded by various retail occupiers as well as professional & financial service providers including One Stop, Nationwide and Boots. The premises benefits from local public transport links and good levels of public parking in the vicinity.

Description

The property comprises of a double fronted retail unit approximately 4,462 sqft (414.5 sqm). The property benefits from an open plan ground floor retail unit, with stores, WC / Kitchen facilities and office to the side and rear.

The first floor of the property offers additional open plan retail space.

The business is also For Sale via separate negotiations, please contact us for more details.

Accommodation (Net Internal Area)

	Sqft	Sqm
Ground floor	2,791	259.3
First floor	968	89.9
Second floor	179	16.6
Basement (storage)	524	48.7
Total:	4,462	414.5

Tenure

The Freehold of the property is available, with vacant possession upon completion.

Price: Price on Application

Energy Performance Certificate – Rating: C71

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows;

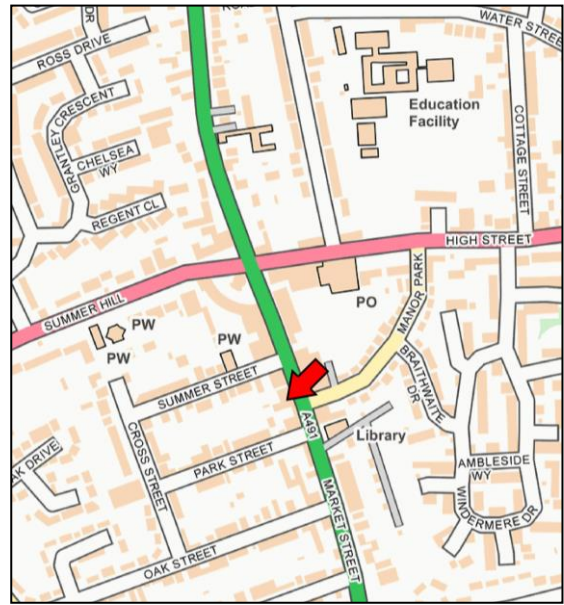
Description - Shop & Premises

Rateable Value - £25,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs, with the Local Authority.

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage are understood to be connected or available, but interested parties should make their own enquiries.



For Reference Only

Scale: Not to Scale

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within Dudley Borough Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

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4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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Consumer Protection From Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.