

# RETAIL TO LET

# TSR

TOWLER SHAW ROBERTS

## TOWN CENTRE COMMERCIAL PREMISES



**2 Park Street**  
**Kingswinford**  
**West Midlands**  
**DY6 9LX**

- Approximately 376 sqft (34.9 sqm)
- Open plan ground floor sales / retail area
- Prominent location in Kingswinford Town Centre
- **Rent: £7,200 per annum exclusive**

## Call **01902 421216**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property is located on Park Street in Kingswinford and is located just off Market Street which is occupied by many local and national retailers.

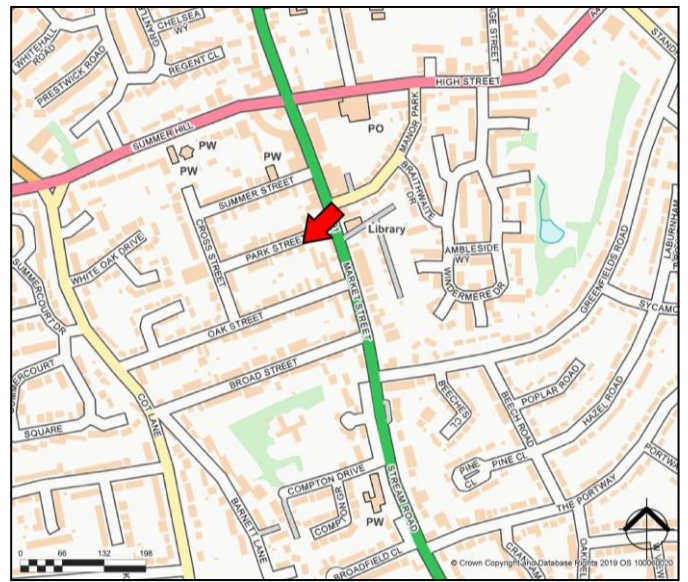
The premises benefit from being situated just off a very busy route through the centre of Kingswinford that sees high volumes of motorised and pedestrian traffic, whilst also boasting good local public transport links and in close proximity to numerous public car parks.

## Description

The premises offer a versatile space on the ground floor approximately 376 sqft (34.9 sqm).

## Accommodation (Net Internal Area)

	Sqft	Sqm
Ground floor sales area	376	34.9



For Reference Only

Scale: Not to Scale

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The premises are available To Let on a full repairing and insuring Lease basis for a term of years to be agreed.

## Rent

£7,200 per annum exclusive.

## 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 and premises

Rateable Value – £6,200

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 available, with the Local Authority.

## Local Authority

The property is located within Dudley Borough Council.

**Energy Performance Rating: D-77**

## 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. We can confirm that the owner has not elected to charge VAT on this property.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

December 2020

**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

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