

Sedgley, Unit 3d, 7 High Street, DY3 1RL

Ground Floor Only - Retail Premises – To Let by Assignment (new lease may be available)



LOCATION

The property fronts the A459 High Street close to the junction with A463 Bilston Street in the centre of Sedgley. Dudley Town Centre is some 3 miles to the south-east and Wolverhampton City Centre approximately 4 miles to the north.

DESCRIPTION

The property comprises the former Co Op Funeralcare premises and provide front retail accommodation with office, toilet and kitchen facilities to the rear.

ACCOMMODATION

The property has the following approximate internal floor areas:

Sales area	73.20 sq m	788 sq ft
Ancillary	12.80 sq m	138 sq ft

TENURE

The ground floor retail unit is held on a lease expiring in March 2031 with break in March 2026 at a current passing rent of **£11,000 per annum**. The property is available by way of a lease assignment or a new lease directly from the Landlord may be available.

BUSINESS RATES

We are advised by the Valuation Office Agency that the property has the following rating information:-

Rateable Value £8,700

Interested parties should verify this information with the local rating authority.

EPC

E - 105

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

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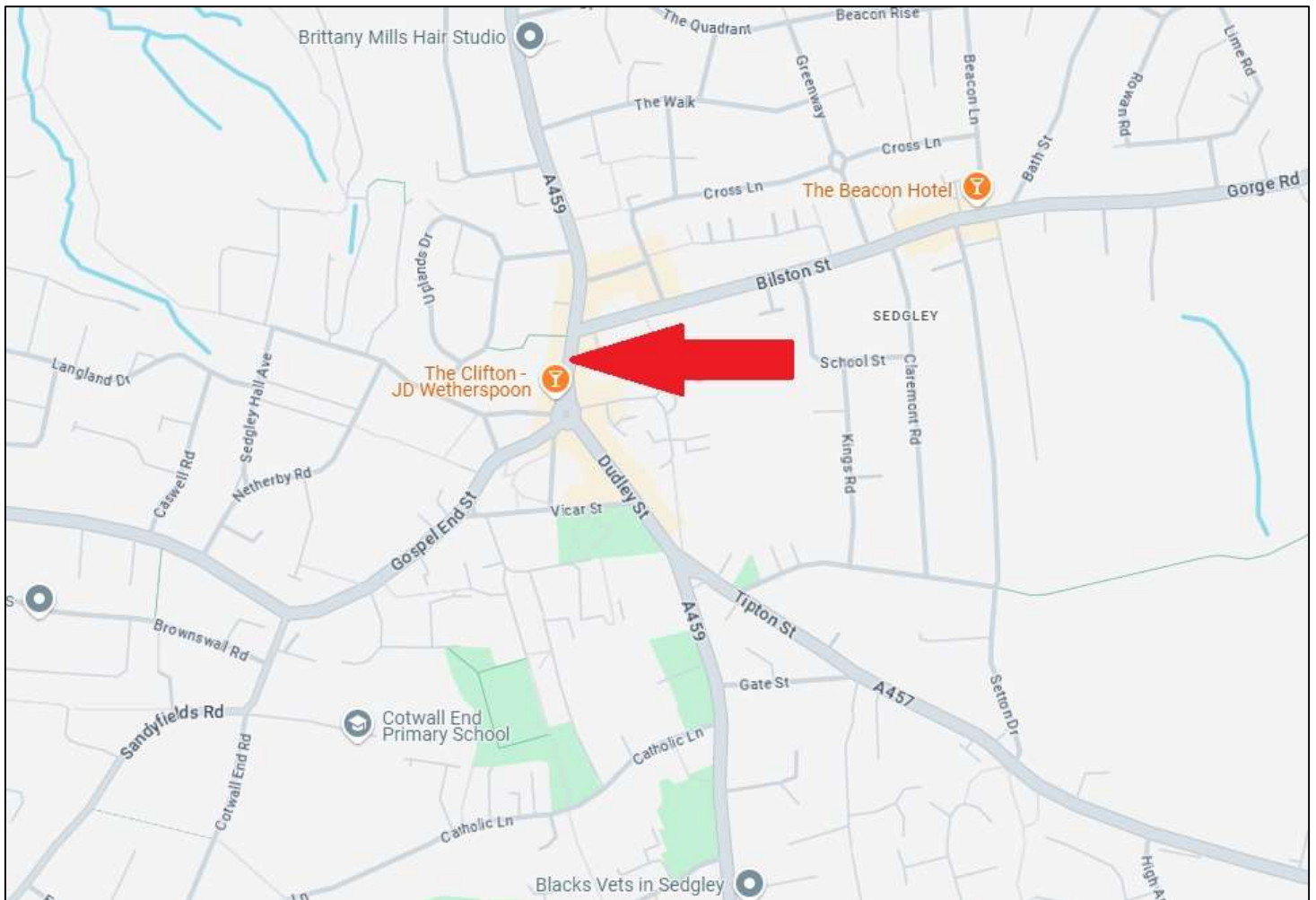


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