

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



23 Stone Street, Dudley, DY1 1NT

TO LET

RETAIL / SHOP PREMISES

Size
977 sq ft (91 sq m)

Rent
£14,000 per annum exclusive

New lease available

Suspended ceiling to ground floor

Popular area

Close to pedestrianised Market Place

Location

The property is located in the town centre in Stone Street being a short distance from the pedestrianised Market Place. Dudley bus station is within 5 minutes walking distance.

Description

The two storey property benefits from a timber framed frontage to the ground floor. The ground floor accommodation is principally open plan with a suspended ceiling/concealed lighting and a ceiling mounted air conditioning unit. The first floor comprises an open plan office/store, office, kitchen and a toilet.

Accommodation (Nett Internal Area) approx.

Ground floor	- 466 sq.ft.	(43.27 sq.m.)
First floor	- 511 sq.ft.	(47.47 sq.m.)
Total	977 sq.ft.	(90.74 sq.m.)

Services

All mains services are connected.

A gas boiler is located to the first floor which feeds radiators to the first floor.

Please note the landlord/Agents have not tested the services/heating systems etc.

Rating Assessment

Rateable Value: £11,500

U.B.R. - 51.2p in the £ (2022/2023).

Lease Terms

Available with the benefit of a new full repairing and insuring lease for a term to be agreed.

Rent

£14,000 per annum exclusive.

V.A.T.

V.A.T. may be levied on the rent etc.

Fixtures and Fittings

All usual Tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC Rating - D

Viewing

Strictly via the Joint Agents - Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803
matthewpearcey@sellers-surveyors.co.uk

and

Harris Lamb
David Walton - 07824 438997
david.walton@harrislamb.com

Additional Images



