



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

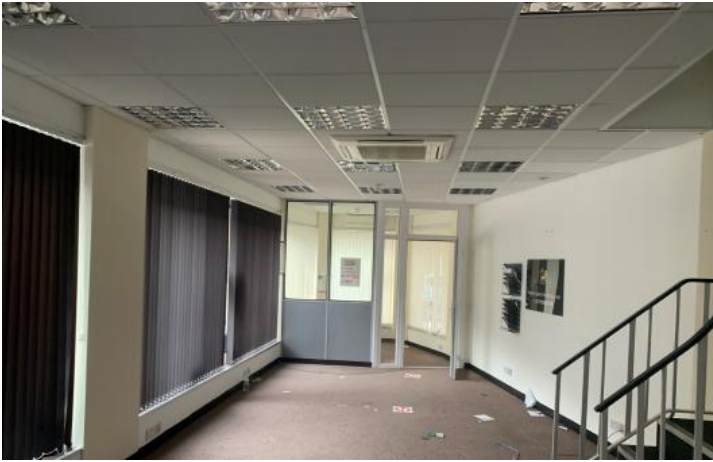
Strictly via the Joint Agents - Sellers Chartered Surveyors - 01384 456789

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

and

Harris Lamb  
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# Additional Images



Location Map

