



hexagon™  
commercial property



- TURN KEY COFFEE SHOP OPPORTUNITY
- NEW LEASE AVAILABLE
- FANTASTIC TRADING LOCATION

## RETAIL

728 SqFt ( 67 SqM )

£12,000 per annum

2 Barnett Lane, Kingswinford, DY6 9PJ

# TO LET



hexagon™  
commercial property





## Description

LEASE PREMIUM (£22,500) PAYABLE - READ BELOW

Hexagon Commercial Property are delighted to present a rare opportunity to rent a fantastic neighborhood retail unit within the Village of Kingswinford – a commuter village in the borough of Dudley in the West Midlands. The current tenant has traded successfully since inception in 2020 – focusing on the sale of coffee, cakes, light bites (including breakfast items), a variety of cold drinks such as ice coffee, frappes, milkshakes and afternoon teas, both to eat in and takeaway. The coffee shop has strong community support and has built up a regular visiting clientele, with table bookings being a daily occurrence. The coffee shop is located between a number of popular local schools and is in a residential area that is close to, 2 local parks. There is scope to increase turnover and profitability by longer opening hours (currently opens 5 days a week), delivery service, expanding offering plus more.

The property is currently fully fitted and offers a turn-key Coffee Shop opportunity for an incoming tenant. There is a premium payable to the outgoing tenant in the sum of £22,500 for the fixtures and fittings.

A full inventory of items included in the sale is available along with Financial trading and lease information – please contact Hexagon for further details.

## Location

The premises are on a well established parade of shops in Kingswinford, with the main high street in Kingswinford only a short distance away and local schools in close proximity.

## Accommodation

Ground Floor: Retail - 561 Sq Ft Kitchen - 126 Sq Ft Store - 41 Sq Ft Total - 728 Sq Ft

## Rates

Rateable Value: £7,200

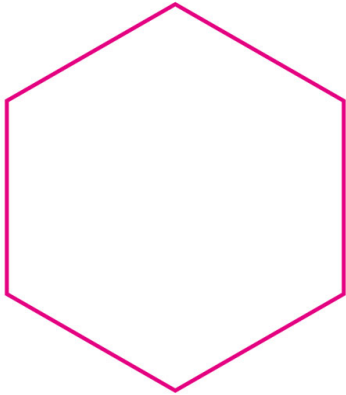
It is thought that an ingoing tenant should benefit from 100% business rate relief via the Small Business Rate Relief government initiative however confirmation should be sought.

## Terms

For further information or to arrange a viewing, strictly contact the agents priors to:

Harvey Pearson 07387 165 367 hp@hexagoncommercial.co.uk

Jack Summers 07446 912 228 js@hexagoncommercial.co.uk



...get social  
with Hexagon

**f** 'Hexagon Commercial Property'

**in** 'Hexagon Commercial Property'

**X** @HexagonCP

**ig** @HexagonCommercial

...and stay up-to-date with all  
the latest properties  
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019.

[info@hexagoncommercial.co.uk](mailto:info@hexagoncommercial.co.uk)

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

01384 374888

5 Heath Lane  
Oldswinford  
Stourbridge  
West Midlands  
DY8 1RF

W3W///clock.port.smiles



**hexagon**<sup>TM</sup>  
commercial property