



hexagon<sup>TM</sup>  
commercial property



- SUITABLE FOR A VARIETY OF USES (STPP)
- FREE PARKING NEARBY
- RARELY AVAILABLE WOLLASTON LOCATION

**CLASS E**

426 SqFt ( 40 SqM )

£8,000 per annum

2B Cobden Street, Wollaston, DY8 3NY

**TO LET**



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## Description

The premises benefits from an open plan retail space which is currently occupied by the outgoing tenant as a hairdressers. The property benefits from a laminate floor throughout and ample retail or office space making it suitable for a variety of different uses. There is also a room for a small administration area and toilet facility.

## Location

The premises are located on Cobden Street opposite the rear of 'The Princess' Public House. Cobden Street is situated just off the main Bridgnorth Road in the heart of Wollaston village centre. It can easily be accessed from the local towns and villages of Stourbridge, Kingswinford and Kinver via A458 & A461. There is a large free public car park nearby. There is a large free public car park nearby.

## Accommodation

Retail - 426 Sq Ft

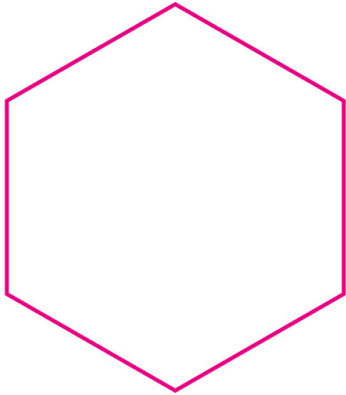
## Rates

Rateable Value - £2,750

It is understood that the property should benefit from 100% small business rate relief, however this must be confirmed with the local authority.

## Terms

The premises are to be let by way of new lease on terms to be agreed.



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