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The
LEE, SHAW
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446-452 High Street
Kingswinford

The **LEE, SHAW** Partnership

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446-452 High Street, Kingswinford, DY6 8AW

Description

Self-contained first and second floor office suite extending to a total net internal area of 1448 sqft (134.5 sqm) approximately, with car parking.

Location

Occupying a prominent main road location within High Street, Kingswinford close to other adjoining office/retail uses and directly opposite Kingswinford community centre. Kingswinford is located on the western side of the West Midlands conurbation to the West of Dudley and between Stourbridge and Wolverhampton.

Accommodation

Ground floor

Ground floor entrance with ground floor kitchenette and two independent access staircases from the front and rear of the building to the first floor.

First Floor

General office, meeting room and further office together with ladies and gents WC's with net internal area of 967 sqft (89.8 sqm).

Second Floor

A staircase then leads to the second floor which provides a general office with net internal area of 481 sqft (44.7 sqm).

The accommodation benefits from gas fired central heating and air conditioning to all rooms together with Cat 5 and Cat 6 cabling and also a fire alarm.

There are 2 parking spaces located at the rear with shared vehicular access.

Rateable value

Part ground floor 446 and 1st and 2nd floors 446- 452 High Street Kingswinford. Rateable Value £14,750 in the 2026 rating list.

Lease Terms

The property is available on a new lease on flexible terms to be agreed on an Internal Repairing and Insuring (IRI) basis at a rental of £12,750 per annum exclusive of business rates with Landlord responsible for external repairs.

References

The incoming tenant is responsible for supplying financial references.





Viewings

Via The Lee Shaw Partnership.

The Lee Shaw Partnership, Commercial Department

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www.leeshaw.com

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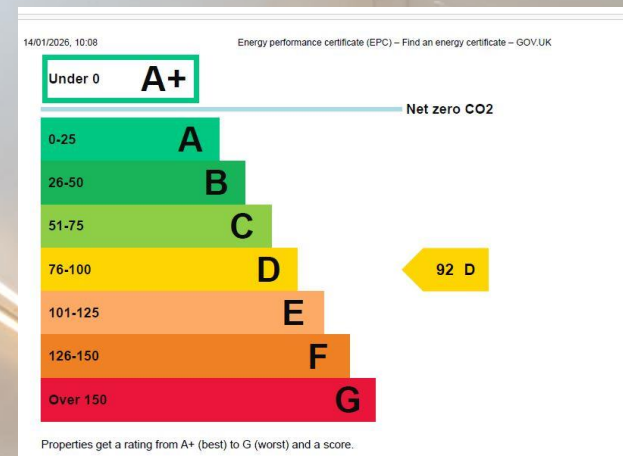
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.