

Cottons

CHARTERED SURVEYORS

To LET – Retail/Commercial Premises
Ground-Floor - 13 Dudley Street,
Sedgley, Dudley, DY3 1SA

Annual Rental Of £9,250

Exclusive



- Commercial or retail premises located within the heart of Sedgley Town Centre
- New lease - terms by negotiation
- Versatile Class E Use, permits a whole range of uses

- EPC Rating C-66
- Qualifying occupiers benefit from Small Business Rate Relief, so modest total costs of occupation and also no VAT
- Retail Area 340 sq ft. (31.6 sq m.) - First floor not included

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

Tel: 0121 247 2233 Email: auctions@cottons.co.uk

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To Let - Commercial or retail premises located in the heart of Sedgley Town Centre, in an established retail area, adjacent to a range of established independent and multiple retailers and service providers. Retail/commercial area 340 sq ft. (31.6 sq m.) Rent £9250, per annum, exclusive.

Location

Sedgley is located approximately 3 miles North West of Dudley Town Centre, and 3 miles South of Wolverhampton City Centre, on the Western side of the West Midlands Conurbation. The property is located in the heart of Sedgley Town Centre and is surrounded by a host of established local independent and multiple retailers and service providers.

Description

Ground-floor shop or commercial premises, capable of retail, office or other commercial uses falling within Use Class E. The premises are self-contained and include a toilet and kitchen. The front of the shop is protected by a security shutter and there is also an internal shutter between the kitchen and rear of the shop, for added security. The first-floor premises are not included.

Accommodation

The premises have a retail or commercial area of 340 sq ft. (31.6 sq m.) and a kitchen of 34 sq ft. (3.2 sq m.), Total Net Internal Area 374 sq ft. (34.8 sq m.) There is a toilet at the rear of the shop.

Car Parking

The property will include use of a car parking space at the rear of the premises.

Lease

The premises are offered To Let by way of a new 6-year Tenant's Full Repairing and Insuring Lease, with an upwards-only rent-review after 3-years. Other lease lengths may be available by way of negotiation.

Rent

£9,250 (Nine Thousand Two Hundred and Fifty Pounds), per annum, exclusive, payable quarterly in advance on the standard or usual quarter days.

Rating Assessment

Our informal enquiries of the Valuation Office Agency reveal the premises have a Ratable Value of £4,800, in the 2023 Rating List. Qualifying occupiers will benefit from Small Business Rate Relief. Interested parties are advised to contact the charging authority, Dudley Metropolitan Borough Council, to establish their individual liability for Business Rates.

Energy Performance Certificate (EPC)

The premises have an EPC Rating of C-66. Please see the Energy Performance Certificate attached to these particulars.

Legal Costs

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of a new lease.

Viewings

Viewings strictly by appointment with the sole Letting Agent, Cottons Chartered Surveyors, Telephone 0121 247 2030, Contact Stephen Sutton or Amanda Starkey, Email ssutton@cottons.co.uk, astarkey@cottons.co.uk.



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