



The
LEE, SHAW
Partnership

84 MARKET STREET
KINGSWINFORD, DY6 9LN

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A desirable commercial investment property located close to the centre of Kingswinford.

The property comprises a 2 storey period office/ professional consulting rooms building with car parking currently let and income producing. The property offers scope for potential future development or refurbishment either for it's existing use or maybe conversion to residential apartments subject to planning consent.

Location

The property is located close to the corner of Market Street the A491 which links Kingswinford to Stourbridge and connects via the A449 to Wolverhampton and the A4101 to Dudley. The property is located close to the junction with Broad Street and the continuation of Market Street into Stream Road.

Kingswinford itself is located on the Western side of the West Midlands conurbation and convenient for a large residential catchment and is a thriving neighbourhood shopping location. The original village was centred around St Mary's Church with it's medieval Norman Tower dating from the 12th century.

Description

The property comprises an attached 2 storey building constructed with brickwork, part rendered with predominantly pitched slate roof, small area of clay tile roof to the single storey rear projection and some small areas of flat roofing.

The property has been occupied over many years by an estate agent, a GP medical practice and in more recent years by a physiotherapy clinic at ground floor level with therapeutic counselling and learning and development businesses at first floor level.

Adjoining the property is 84a Market Street a single storey flat roofed building currently in the process of refurbishment but not included in the title or sale.



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Accommodation description

Ground floor

Large, covered porch entrance to reception/ waiting area, this area is partitioned. There are two treatment rooms, office and further partitioned store/ office, corridor with rear external access, kitchenette & WC. Accessed externally is another room currently used as an office. An access hatch to a cellar is within the floor to the reception office.

There is independent access from the rear via external door and staircase to the first floor.

First floor

Comprises reception area/ landing and 4 rooms together with kitchenette and two WC's.

Outside

There is car parking for 5 cars and there is vehicular access at the front from Market Street.

Accommodation

Ground floor

- Reception/ waiting area 41.51 sqm (447 sqft)
- Treatment room 1 19.88 sqm (214 sqft)
- Treatment room 2 14.83 sqm (160 sqft)
- Office 7.81 sqm (84 sqft)
- Partitioned store/ office 5.33 sqm (57 sqft)
- Rear corridor and external access -
- Kitchenette 6.23 sqm (67sqft)
- WC -
- External room used as office 10.4 sqm (112 sqft)

First floor

- Reception area 17.33 sqm (187 sqft)
- Room 1 front 21.54 sqm (232 sqft)
- Room 2 front 15.20 sqm (164 sqft)
- Room 3 rear 16.02 sqm (172 sqft)
- Room 4 rear 14.7 sqm (159 sqft)
- Kitchenette 5.25 sqm (57 sqft)
- WC -
- Total Net Internal Area 196.07 sqm (2,112 sqft)**

Occupation

The property is occupied by a Physio Therapy clinic effectively holding over on an existing lease which originally included 84a Market Street but now occupying 84 Market Street on a rolling basis which can be ended on 1 months notice. The current rent is £1700 pcm (£20,400 pa) exclusive of business rates. The first floor has been sublet to 2 linked tenants.

Lease Terms

The original lease was on Full Repairing and Insuring terms

Rateable value

In the 1st April 2026 rating list:

The property has the following entries

Ground floor 84 Market Street £13,250

Room 1 part first floor 84 Market Street £2,950

Rooms 2 & 3 part first floor 84 Market Street £4,400

Room 4 part first floor 84 Market Street £2,050

Car space for room 1 part first floor 84 Market Street £250

Car space for room 2 part first floor 84 Market Street £250

Car space for room 4 part first floor 84 Market Street £250

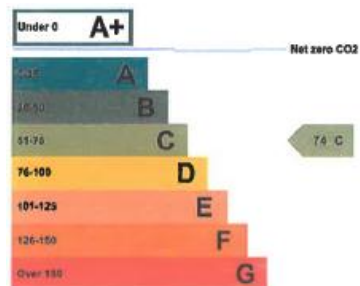
Energy performance certificates

Ground floor 84 Market Street: C

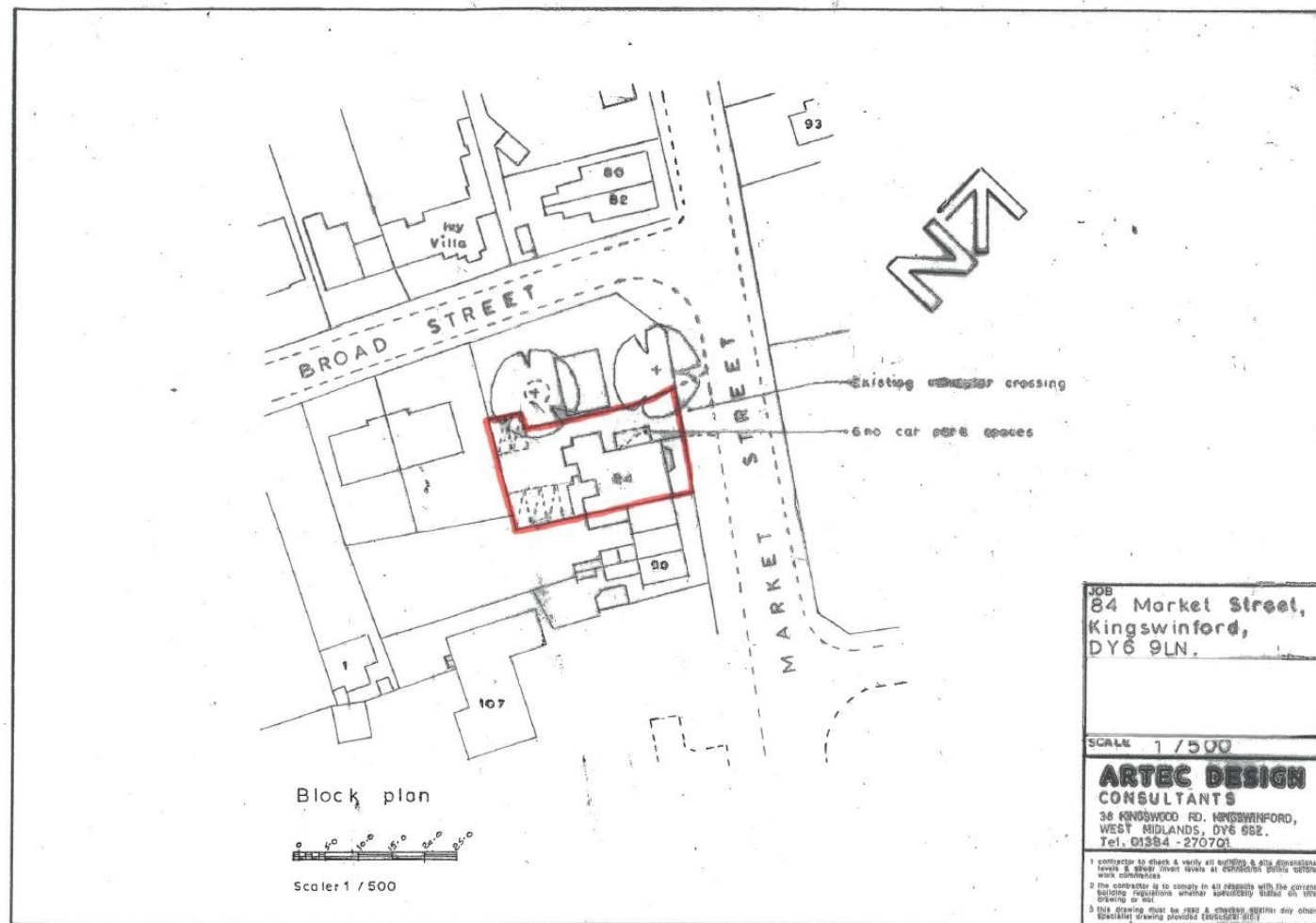
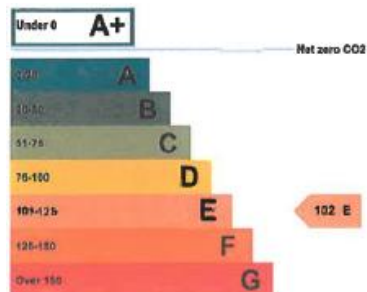
First floor 84 Market Street: E



GROUND FLOOR



FIRST FLOOR



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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. https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, 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 nonrefundable 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.