

Cottons

CHARTERED SURVEYORS

11 Dudley Street, Sedgley, Dudley,
DY3 1SA

**RENT £7,200 per annum,
exclusive**



- Two Storey Retail Unit
- Gross Internal Area of 54.69 sq metres
- Rear Kitchen & W.C.
- EPC Rating: C (62)
- First Floor Office/Store

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A two storey retail shop on Popular Dudley Street, Sedgley. With Gross Internal Area of 54.69 sq metres. Comprising; shop front, kitchen, W.C. and first floor store room/office area. Outside to the rear an allocated parking space.

Location

The property is situated within the Sedgley Town Centre on the main 'Dudley Street' (A459) shopping area on a busy road, within close proximity to Iceland, Lloyds Bank, Greggs, Co-op Travel, Nationwide and Tipton Building Society and Lloyds Pharmacy.

Also circa. 2.1 miles from Coseley Train Station, and circa. 11 miles from Birmingham City Centre.

Description

A two storey mid terrace shop unit of traditional brick construction surmounted by a pitched tile roof.

Accommodation

Please refer to floor plan for dimensions.

Ground Floor

Shop front, kitchen, W.C.

First Floor

Store Room/Office Area.

Gross Internal Area

Ground Floor - 29.26sq metres. First Floor - 25.43 sq metres. Total - 54.69 sq metres.

Rent

£7,200 per annum, exclusive

Outside

To the rear having allocated parking space.

Terms Available

The property is available To Let on a full repair and insuring lease by way of direct covenant or Service Charge Recovery.

EPC

Please see the Energy Performance Certificate (EPC) attached to these particulars

Rating C-65.

Legal Costs

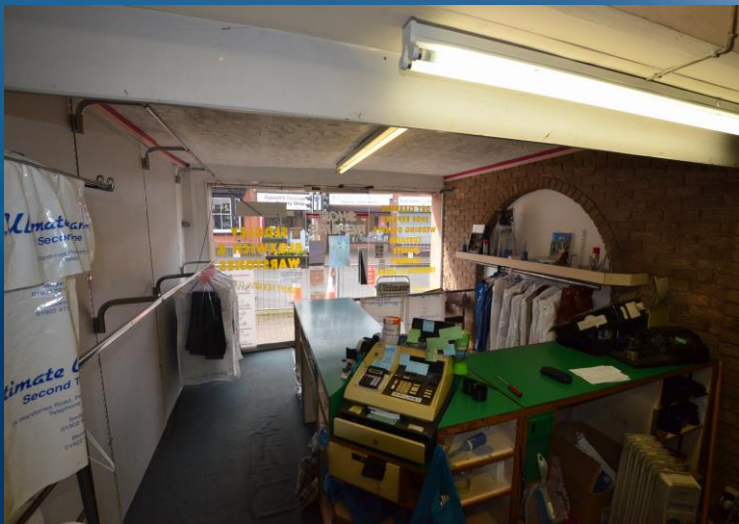
Each party to bear their own legal costs incurred in connection with the preparation and completion of a new lease.

Viewings

Strictly by appointment with the Sole Agents, Cottons Chartered Surveyors.

Telephone : 0121 247 2030

Stephen Sutton : ssutton@cottons.co.uk



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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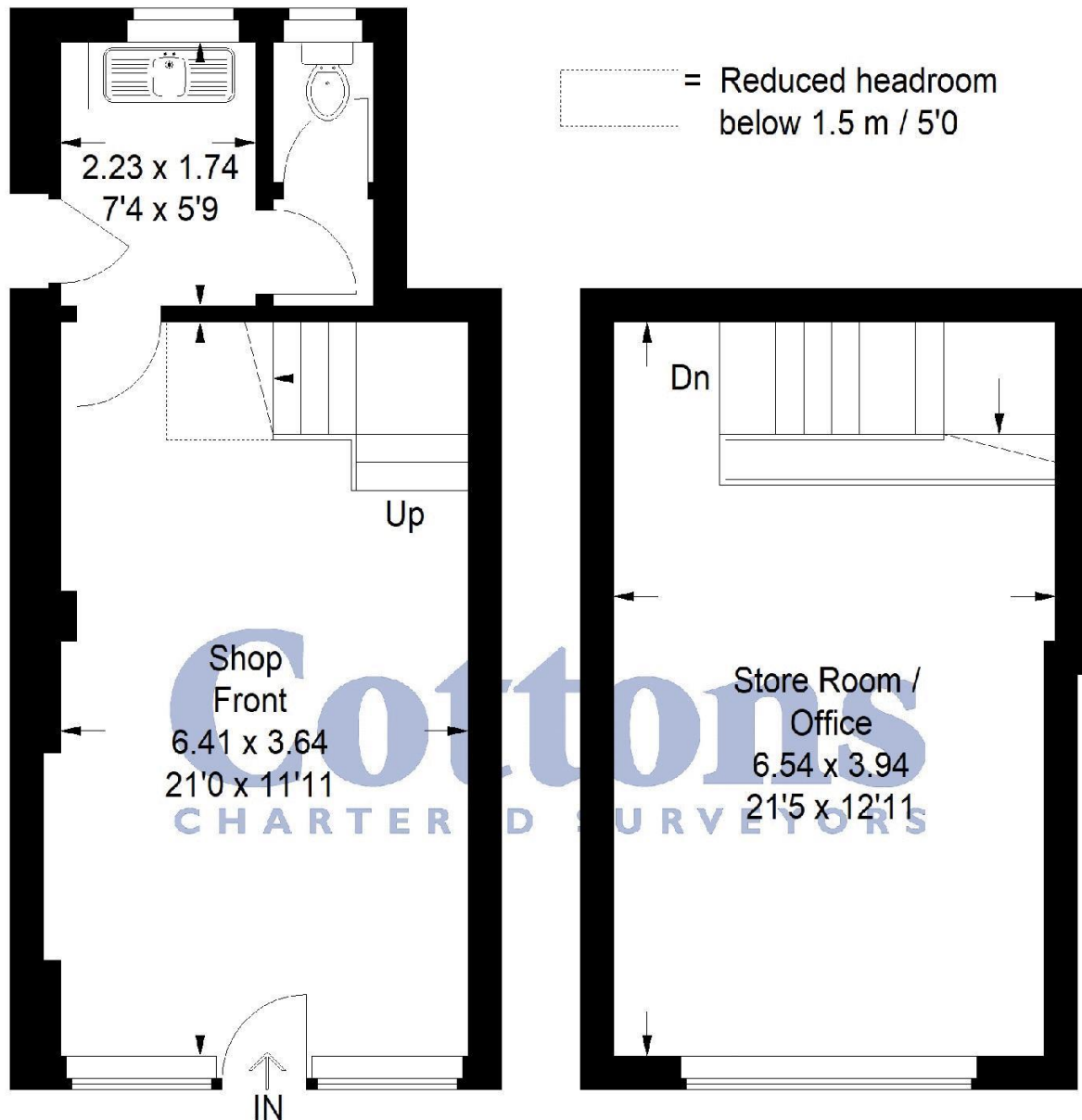
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PROTECTED



**The Property
Ombudsman**

11 Dudley Street



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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