

TO LET

779 High Street, Kingswinford,
West Midlands, DY6 8AA



Location

The property is situated in a prominent position on the High Street in Kingswinford, close to its intersection with Market Street, which forms the prime retail pitch in the town.

The property serves as the town's main supermarket and is the only non budget food retailer in Kingswinford. The property is adjacent to a Lloyds TSB bank to the west and high density residential to the east.

In addition, Kingswinford School is immediately to the north of the property, whilst a bus stop is also positioned immediately in front of the unit.

Description

The property comprises a purpose built Retail unit of steel frame construction with brick elevations and substantial glazing at ground floor level to the front and rear.

The ground floor was formerly used as a supermarket, with ancillary accommodation to the first floor.

To the rear of the property there is a designated area for car parking with approximately 35 spaces, forming part of the larger Local Authority pay and display car park.

Accommodation

Address	Sq M	Sq Ft
Ground Floor Retail	1,537.4	16,549
First Floor Ancillary	556.1	5,986
Total	2,093.5	22,535

Rent

On Application

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

Rateable Value - **£295,000**

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

C - 66. A copy of the EPC is available upon request.

Viewings

Strictly by appointment with the Joint Retained Agents.

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