



1H High Street, Sedgley, Dudley, DY3 1RP

## TO LET

RETAIL & LEISURE

**Size**  
818 sq ft (76 sq m)

**Rent**  
£LET AGREED

## Location

Sedgley is a popular market town situated between Dudley and Wolverhampton

The shop is located in a prominent location in the centre of Sedgley on the main A459 High Street, just off the Bull Ring.

## Description

The property comprises a ground floor shop in the High Street shopping parade and formerly traded as Belles Baby Boutique

Nearby traders in the block include Subway, West Brom Building Society, Betfred

A large shoppers car park is located to the rear, for use by the tenants

## Accommodation

Approximate internal area 818ft<sup>2</sup>

## Rent

£11,000 per annum exclusive.

## Lease

New lease available

## Service Charge

Will apply.

## VAT

Will be charged as appropriate.

## Business Rates 2023

Rateable Value £ 8,500.00

Interested parties are advised to make their own enquiries with the local rating authority to verify the above. Small Business Rates Relief may be available.

## EPC Rating

TBA

## Viewing

By arrangement with the agents:

Michael Tromans & Co

Tel: (01902) 425646

Email: [tromansandco@aol.com](mailto:tromansandco@aol.com)

## Subject to Contract and Possession

MRT/SC/30-5-2022

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## Additional Images

