



hexagon™  
commercial property



- TOWN CENTRE LOCATION
- HIGH FOOTFALL
- HIGH VOLUME OF PASSING TRAFFIC
- CLOSE PROXIMITY TO NATIONAL RETAILERS

## RETAIL

1,245 SqFt ( 116 SqM )

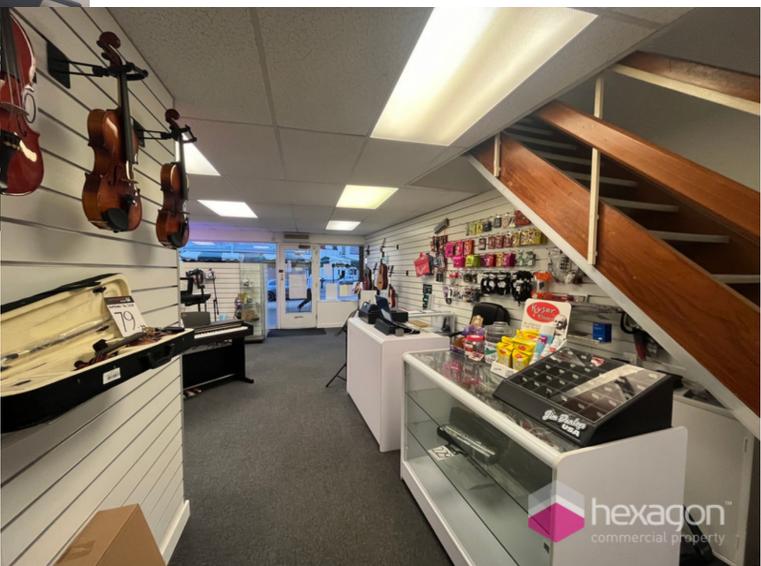
£17,000 per annum

5 Townsend Place, Kingswinford, DY6 9JL

# TO LET



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## Description

This unit occupies a prominent position in the middle of the pedestrianised-parade Townsend Place, in the centre of Kingswinford. The precinct of 12 shops is fully let and benefits from high footfall to the well-established local businesses including the butchers, flower shop and café as well as Specsavers, Dudley Building Society, and the very popular 3-day-a-week market. There is a tenant car parking space to the rear of the property as well as a Pay & Display car park for customers during the day.

## Location

The premises is prominently situated in the middle of Townsend Place in the Heart of Kingswinford alongside many other regional and national retailers. including Heron Foods, Specsavers, Superdrug, and Greggs. The property is just off one of the main routes between Stourbridge and Wolverhampton, which also provides further routes to the wider Dudley Borough including Intu Merry Hill Shopping Centre

## Accommodation

Ground Floor - 692 Sq Ft

First Floor - 553 Sq Ft

Total - 1,245 Sq Ft

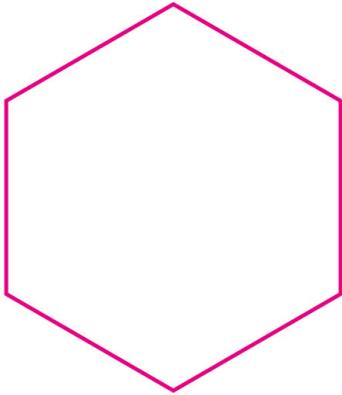
## Rates

Rateable Value - £10,500

It is understood that this unit will benefit from 100% small business rate relief, however confirmation should be sought from the relevant local authority.

## Terms

The premises are offered by way of new lease with terms to be agreed.



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