



hexagon™  
commercial property



- TURN KEY COFFEE SHOP OPPORTUNITY
- NEW LEASE AVAILABLE
- FANTASTIC TRADING LOCATION

## RETAIL

728 SqFt ( 67 SqM )

£12,000 per annum

2 Barnett Lane, Kingswinford, DY6 9PJ

# TO LET



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## Description

LEASE PREMIUM (£22,500) PAYABLE - READ BELOW

Hexagon Commercial Property are delighted to present a rare opportunity to rent a fantastic neighborhood retail unit within the Village of Kingswinford – a commuter village in the borough of Dudley in the West Midlands. The current tenant has traded successfully since inception in 2020 – focusing on the sale of coffee, cakes, light bites (including breakfast items), a variety of cold drinks such as ice coffee, frappes, milkshakes and afternoon teas, both to eat in and takeaway. The coffee shop has strong community support and has built up a regular visiting clientele, with table bookings being a daily occurrence. The coffee shop is located between a number of popular local schools and is in a residential area that is close to, 2 local parks. There is scope to increase turnover and profitability by longer opening hours (currently opens 5 days a week), delivery service, expanding offering plus more.

The property is currently fully fitted and offers a turn-key Coffee Shop opportunity for an incoming tenant. There is a premium payable to the outgoing tenant in the sum of £22,500 for the fixtures and fittings.

A full inventory of items included in the sale is available along with Financial trading and lease information – please contact Hexagon for further details.

## Location

The premises are on a well established parade of shops in Kingswinford, with the main high street in Kingswinford only a short distance away and local schools in close proximity.

## Accommodation

Ground Floor: Retail - 561 Sq Ft Kitchen - 126 Sq Ft Store - 41 Sq Ft Total - 728 Sq Ft

## Rates

Rateable Value: £7,200

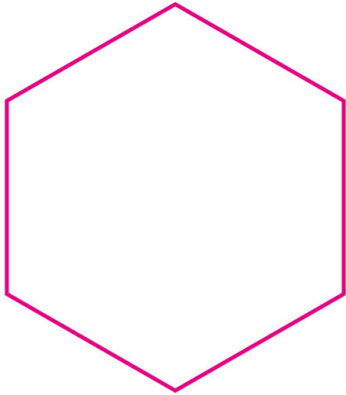
It is thought that an ingoing tenant should benefit from 100% business rate relief via the Small Business Rate Relief government initiative however confirmation should be sought.

## Terms

For further information or to arrange a viewing, strictly contact the agents priors to:

Harvey Pearson 07387 165 367 hp@hexagoncommercial.co.uk

Jack Summers 07446 912 228 js@hexagoncommercial.co.uk



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[info@hexagoncommercial.co.uk](mailto:info@hexagoncommercial.co.uk)

[www.hexagoncommercial.co.uk](http://www.hexagoncommercial.co.uk)

01384 374888

5 Heath Lane  
Oldswinford  
Stourbridge  
West Midlands  
DY8 1RF

W3W///clock.port.smiles



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