

TO LET

RETAIL PREMISES/SHOWROOM/OFFICES



**THE COURTYARD
MAYPOLE STREET
WOMBOURNE
WV5 9JB**

- Village Centre
- Double Gated Entrance Facing The Village Cricket Ground
- Flexible Accommodation Over Two Floors
- Measuring 566 sqft

LOCATION

The property is located fronting Maypole Street, Wombourne, in the centre of the village and overlooking the cricket ground.

There is a wide range of retail outlets in the village of Wombourne. The property has the particular benefit of a shared side access which leads to a small private car park at the rear.

DESCRIPTION

The property is thought to date from the mid-18th Century.

The premises are approached through a gated courtyard entrance. The premises comprise an area of approximately 314 sqft of ground floor space plus additional first floor of approximately 252 sqft.

ACCOMMODATION

Description	FT ²	M ²
Ground Floor	314	29.14
First Floor	252	23.38
Total	566	52.52

RATING

The Valuation Office website lists the building as £3,200.

SERVICES

We understand that water and electricity are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

LEASE TERMS

No less than 3 years, full repairing and insuring lease.

USE

Retail shop or offices but other uses are invited.

RENTAL

£6,500 (Six Thousand, Five Hundred Pounds) per annum.

EPC

To be commissioned.

LEGAL COSTS

Each party will be responsible for their own legal costs.

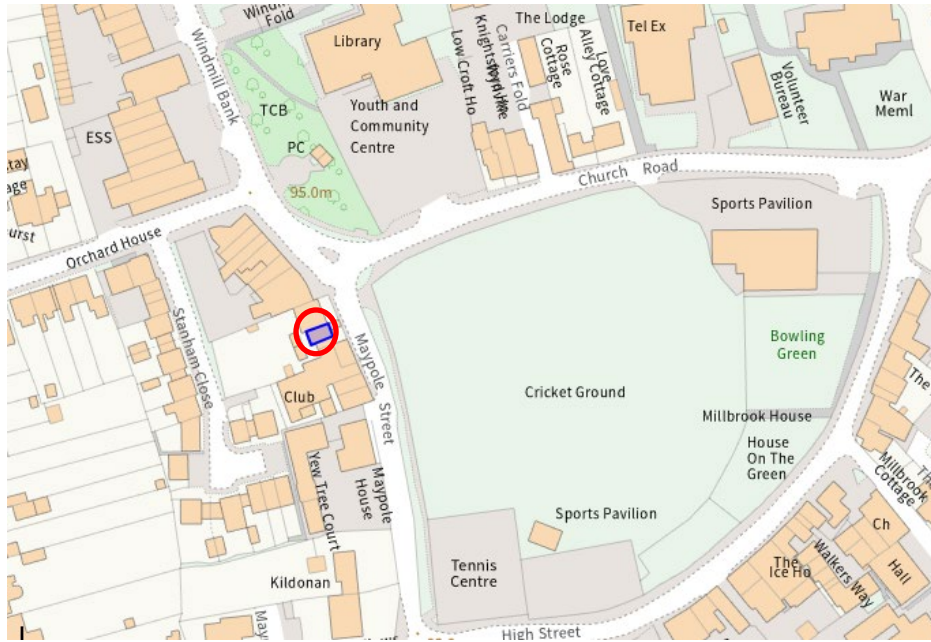
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5518. Ask for Neil Hazlehurst
E: neil@firstcity.co.uk

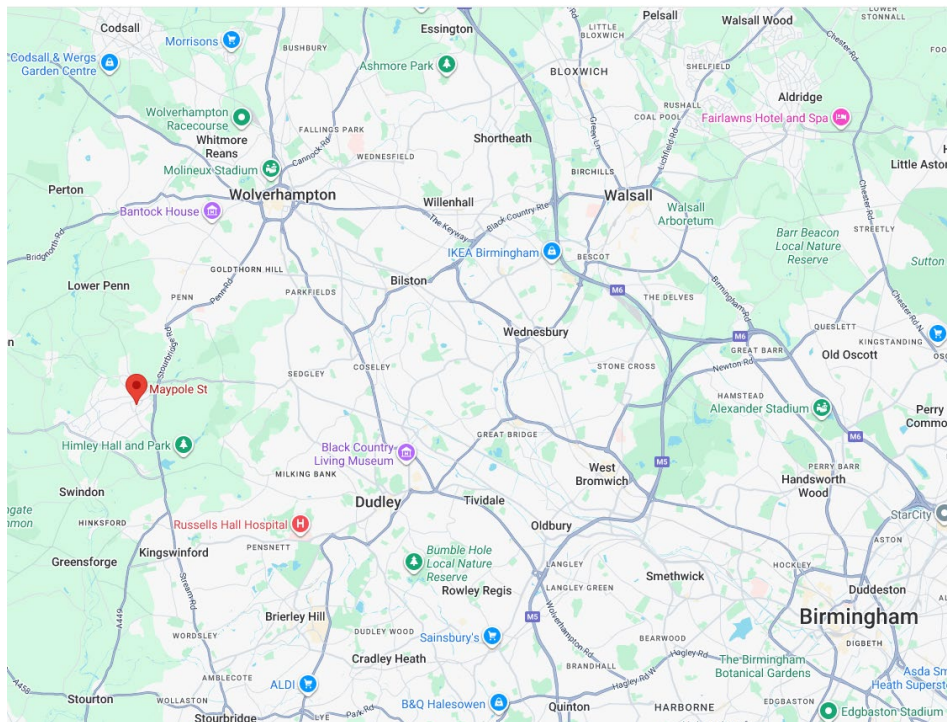
PHOTOGRAPHS



SITE PLAN



LOCATION PLAN



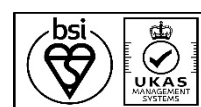
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