# Please call us 01384 456789

Canalside, 9A Narrowboat Way Dudley, West Midlands, DY2 0XQ





# Maypole House, Maypole Street, Wombourne WV5 9JB

TO LET OFFICES

**Size** 389 sq ft (36 sq m)

Rent £6,500 per annum exclusive Rooms 1 and 2

**Refurbished Ground Floor Offices** 

**Pleasant Village location** 

Gas central heating/UPVC framed double glazed windows

On site car parking

#### Location

Maypole House is prominently located on Maypole Street, Wombourne. The building overlooks the village green and tennis courts.

# Description

The refurbished building benefits from gas fired central heating, UPVC double glazed windows, suspended ceilings incorporating modern anti glare lighting and a hard wearing floor covering and carpeting. The suite has its own kitchen and toilet.

There is a communal entryphone system to the main entrance.

2 No. car parking spaces.

#### **Accommodation (Net Internal Area)**

389 sq.ft. (36.15 sq.m.)

#### **Rating Assessment**

2017 Rateable Value: £4,500.

2023 Rateable Value: £4,750.

U.B.R. - 51.2p in the £ (2023/24)

Small business rates relief may be available.

# Lease Terms

Available with the benefit of a new lease on an internal repairing/insuring basis for a term to be agreed.

#### Rent

£6,500 per annum exclusive.

#### Service Charge

A service charge is payable towards refuse collection, window cleaning, cleaning of communal areas, gardening etc.

# V.A.T.

The rent etc. is currently not subject to V.A.T.

#### Services

All mains services are connected. The electricity is purchased direct from the landlord.

# **Energy Performance Certificate**

EPC Rating - D.

# Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

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