

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



Maypole House, Maypole Street, Wombourne WV5 9JB

TO LET

OFFICES

Size
182 sq ft (17 sq m)

Rent
£3,500 per annum exclusive

Room 8

Refurbished first floor office

Pleasant Village location

Gas central heating/UPVC framed double

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, modern anti glare lighting and a hardwearing floor covering. There are communal toilets and a kitchen.

There is a communal entryphone system to the main entrance.

Accommodation (Net Internal Area)

182 sq.ft. (16.91 sq.m)

Rating Assessment

2017 Rateable Value: £2,225.

2023 Rateable Value: £2,325.

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

£3,500 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 - D84.

Viewing

Strictly via the Sole Agents.

Sellers Chartered Surveyors
Matthew Pearcey
07764 269 803
matthewpearcey@sellers-surveyors.co.uk

Additional Images

