

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

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# **Additional Images**





