

UNIT A, RICHARDS STREET, DARLASTON, WEDNESBURY, WEST MIDLANDS, WS10 8AJ



TO LET

GROUND FLOOR WORKSHOP/WAREHOUSE FACILITY.

825 sq.ft/76.64 sq.m

- Open Span – minimum working height 14ft 6'/4.42 m
- Substantial roller shutter door access
- Allocated off street car parking/loading
- Gated/secure, off street loading/car parking facility
- Excellent communicational links – within close proximity to the Black Country Route (A454)/Black Country New Road (A41)
- Circa, 2.5 miles from junction 10 of the M6 motorway



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The development enjoys direct frontage onto Richards Street.

The area, adjoining the Black Country New Road/route, benefits from excellent communicational links.

Junction 10 of the M6 motorway is situated approximately 2.5 miles north east.

Junction 10 is within relative close proximity to the main intersection of the M5 & M6 motorways (Ray Hall Interchange).

DESCRIPTION

Unit A provides ground floor, open span, workshop/warehouse accommodation.

Minimum working height **14ft 6"/4.42m**.

Substantial, roller shutter door access (width **15ft/4.57m** – height **13 ft 7"/4.14m**).

Single toilet facility.

CAR PARKING

2, allocated off street car parking spaces.

ACCOMMODATION

825 sq.ft/76.64 sq.m

MAINS SUPPLIES

It is important to note, only a single phase electrical supply is connected.

OCCUPATION

Immediate occupation is available on the completion of a Tenancy at Will Agreement

PERMITTED USE

All uses will be considered, with the exception of any car repairs/car related businesses.

TERM

3 year period of occupation, via a Tenancy at Will Agreement.

ASKING RENTAL LEVEL

£6,000 pax

Payable quarterly in advance.

RENT BOND

The Landlord requires a rent bond in the sum of **£1,500**.

The money will be returned in full, at the end of the term, on the basis there are no rent arrears and all other terms and conditions of the lease document are satisfied.

VAT

VAT is **not** applicable.

SERVICE CHARGE

Annual service charge for the upkeep of common areas – circa, **£210 pa**, payable quarterly in advance.

BUSINESS RATES

(April 2026)

Rateable Value **£4,450**

Rates Payable circa, **£2,225 pa**

However, it is important to note, Small Business Rates Relief may apply.

ELECTRICITY BOND

Electricity is demanded via a secondary meter.

The Landlord requires a bond in the sum of **£1,500**

The money will be returned in full, at the end of the term, on the basis there are no arrears.

ANNUAL INSURANCE

The annual insurance premium (reinstatement), payable by the tenant is in the region of **£75** (payable in advance).

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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SMB
Stephens McBride

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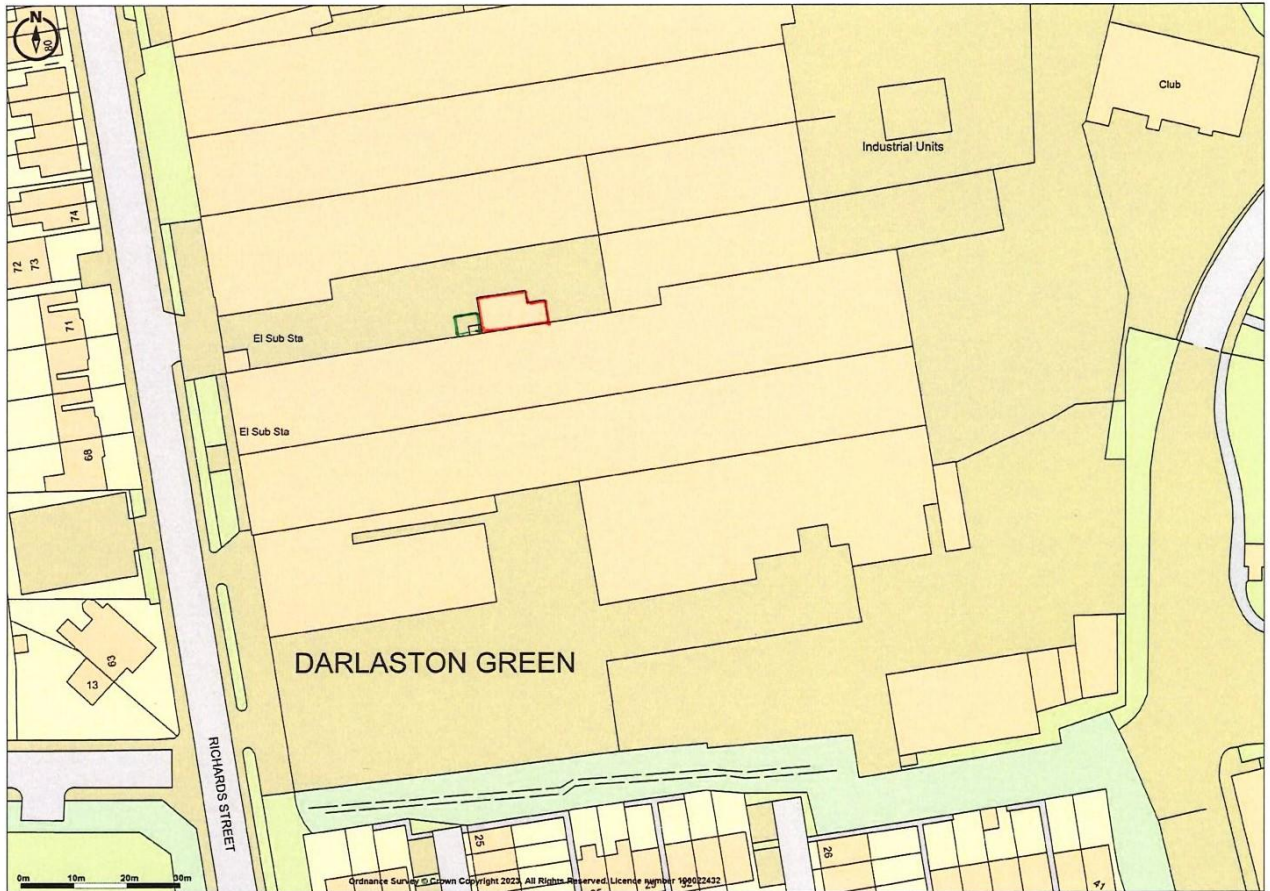
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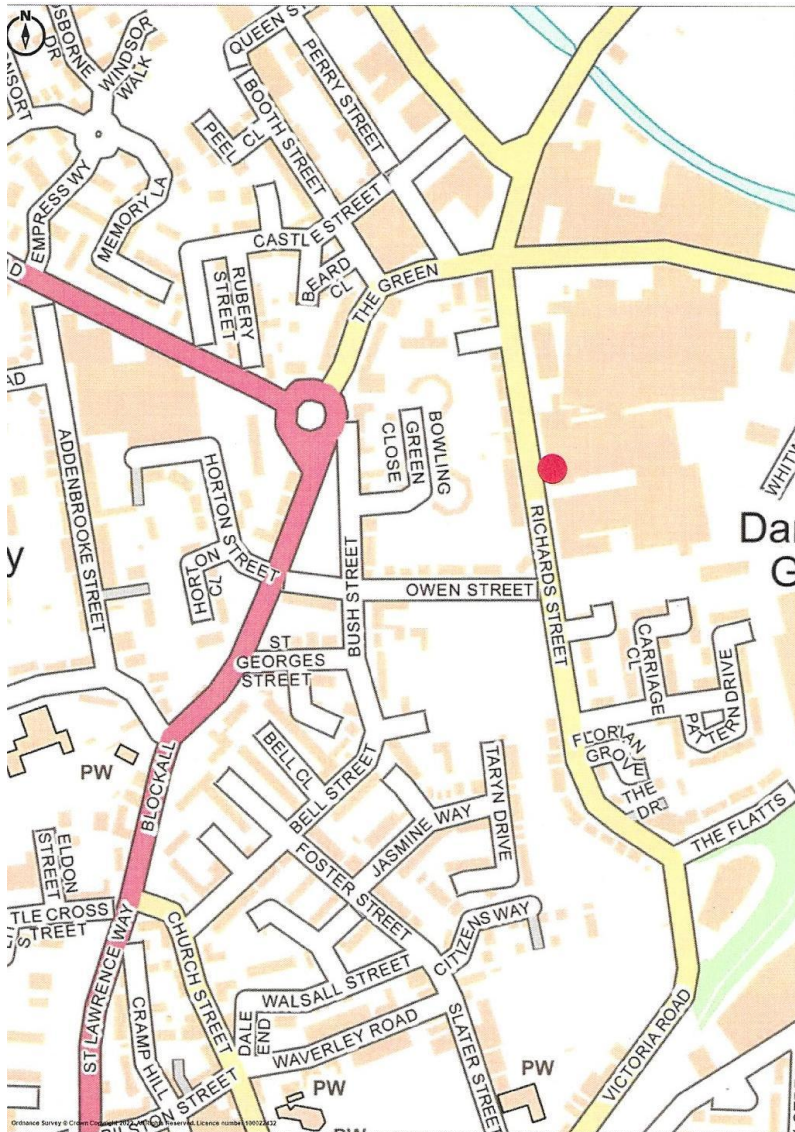
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NOTICE

STEPHENS MCBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.