



Monty's 1 High St, Sedgley, Dudley, DY3 1RP

TO LET

RETAIL & LEISURE

Size
5,937 sq ft (552 sq m)

Rent
£37,500

Location

The property is located in a popular location on Sedgley High Street next door to 'The Clifton' Weatherspoons just off the 'Bullring' in the centre of Sedgley and opposite the Red Lion pub.

Description

The premises has traded for many years as a night club and sports bar. It is arranged on ground floor only in a parade of 9 shops of concrete frame construction with brick cladding.

There is servicing from the rear and a large pay and display car park for the parade. Spaces are available to the new tenant and their customers by negotiation.

Accommodation

(All areas approximate)

Shop 5937 sq.ft/ 551.6 sq.m

Gross internal, subject to final measurement

Extensive rear car parking - subject to terms

Rent

£37500 per annum exclusive

Service Charge

Will apply

VAT

Will apply in addition.

Lease

New full repairing and insuring lease terms.

Business Rates

Rateable Value £34000

Interested parties should verify the above with the local

authority.

Retail Discount Relief may be applicable

EPC Rating

C - (75)

Viewing

By arrangement with the agents:

Michael Tromans & Co

01902 425646

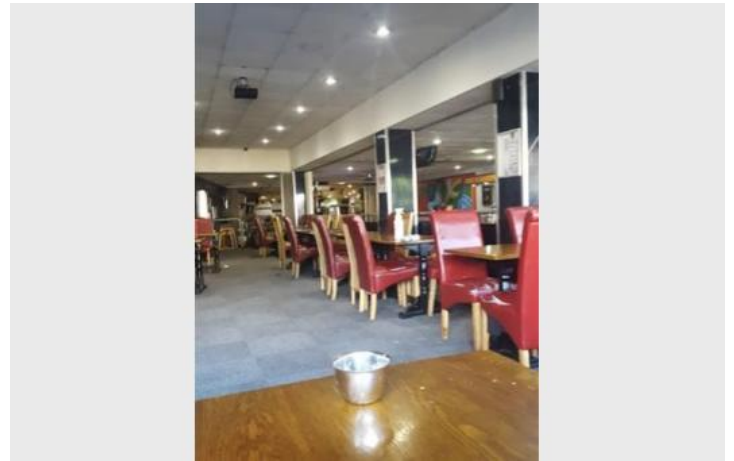
tromansandco@aol.com

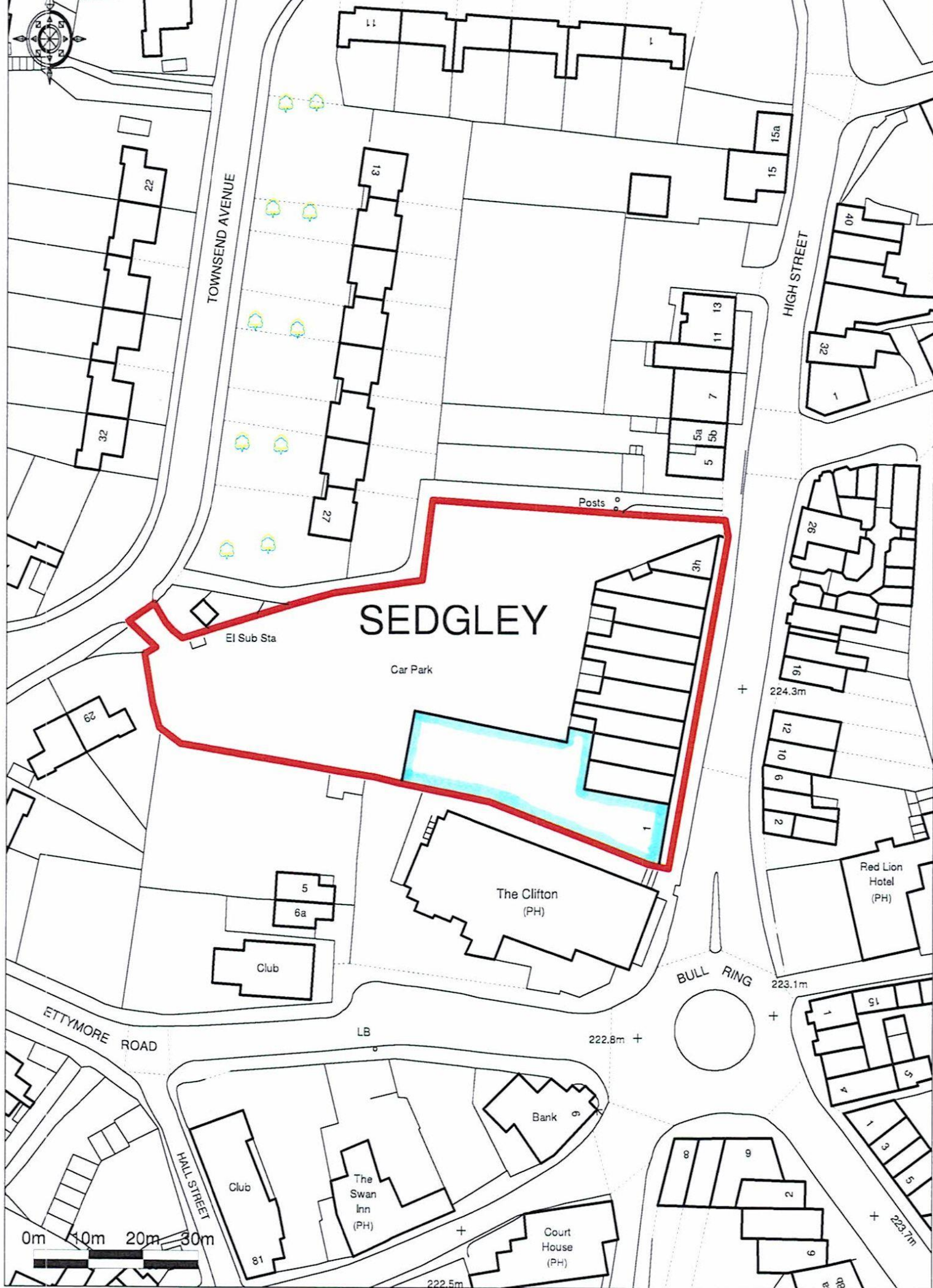
Subject to contract

July 2025

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