



Ground Floor Shop - Orchard House, Planks Lane, Wombourne WV5 9HE

## TO LET

RETAIL / SHOP PREMISES

**Size**  
486 sq ft (45 sq m)

**Rent**  
£12,500 p.a. exclusive.

486 sq.ft. (45.2 sq.m.) NIA approx

Garage to the rear - 177 sq.ft

Hardwood framed double glazed shop front

Central heating/kitchenette

Double fronted shop

## Location

The property is located at the junction of Planks Lane and Stanham Close, Wombourne.

## Description

The shop is open plan with a frontage to Planks Lane and Stanham Close. The shop front is hardwood framed double glazed. The accommodation includes a toilet and kitchenette. The accommodation is centrally heated via a gas fired boiler.

A Garage is located to the rear.

## Accommodation

Shop - 486 sq.ft. (45.2 sq.m.) NIA approx.

Garage - 177 sq.ft. (16.42 sq.m.) approx.

## Services

All mains services are connected.

## Rating Assessment

Rateable Value: £8,400.

U.B.R. - understood to be 43.2p in the £ (2026/2027).

## Lease Terms

Available with the benefit of a new lease on an effective full repairing and insuring basis for a term to be agreed.

## Rent

£12,500 per annum exclusive.

## V.A.T.

V.A.T. will be levied on the rent etc.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

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Additional Images

