



FOR SALE

**FREEHOLD SHOP INVESTMENT,
66 MARKET STREET, HEDNESFORD. WS12 1AG**

- Let to an established Barber at £9,360 per annum (lease expires Nov 2028)
- Full Repairing & Insuring Lease
- Rear Parking (4 car spaces)
- Busy retail location
- Potential to convert first floor into self contained flat

GUIDE PRICE: £125,000

Location

Located on the busy Market Street in Hednesford with parking to the rear. Postcode WS12 1AG.

Description

A mid terrace two storey shop premises: -
Ground Floor: Sales Are, Kitchen - 40.8 sqm
First Floor: 2 Rooms & Bathroom/WC – 30.9 sqm
Approx Floor Area: 772 sq ft (71.7 sq m)
4 car spaces to rear.
Electric heating. There is no gas to the property.

Lease

The entire property is let to an individual who is an established barber on a full repairing & insuring lease at passing rent of £9,360 per annum (expiring 3 November 2028). The tenant is trading well and has verbally stated he would wish to renew the lease. A copy of the lease is available upon request.

Price

Offers in the region of £125,000. Freehold.

Rates

Current RV: £5,800 (April 2023)

EPC

TBC

Legal Costs

Each party to bear their own.

VAT

All figures exclude VAT.

Viewing

By prior appointment with the sole agents:

Jayman Commercial t: 01543 417559

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Subject To Contract. February 2026

