

TO LET ON NEW LEASE

27 HIGH STREET
STOURPORT-ON-SEVERN, DY13 8BJ



RETAIL PREMISES

2,149 sq ft (199.67 sq m) (Approx. Total Gross Internal Area)

- High Street location
- Two-floor retail unit
- Numerous national retailers nearby

RENT: £18,500 PER ANNUM (EXCLUSIVE)

LOCATION

Stourport-on-Severn (Stourport) is a lively Georgian town based on the River Severn, approximately 4 miles south of Kidderminster and 11 miles North of Worcester.

The property is located on the High Street (A451), Stourport's main retail centre.

The High Street has free on-street car parking for 30 minutes with multiple pay and display car parks available on the High Street and nearby.

The property sits opposite both HSBC and Wheatheaf Pub whilst WH Smith and AZ Weddings neighbour.

DESCRIPTION

A two-floor retail unit situated within a three storey, terrace, brick constructed building.

The unit has a glazed frontage with a recessed, power assisted, double glass door entrance and has an alarm system, air conditioning and CCTV.

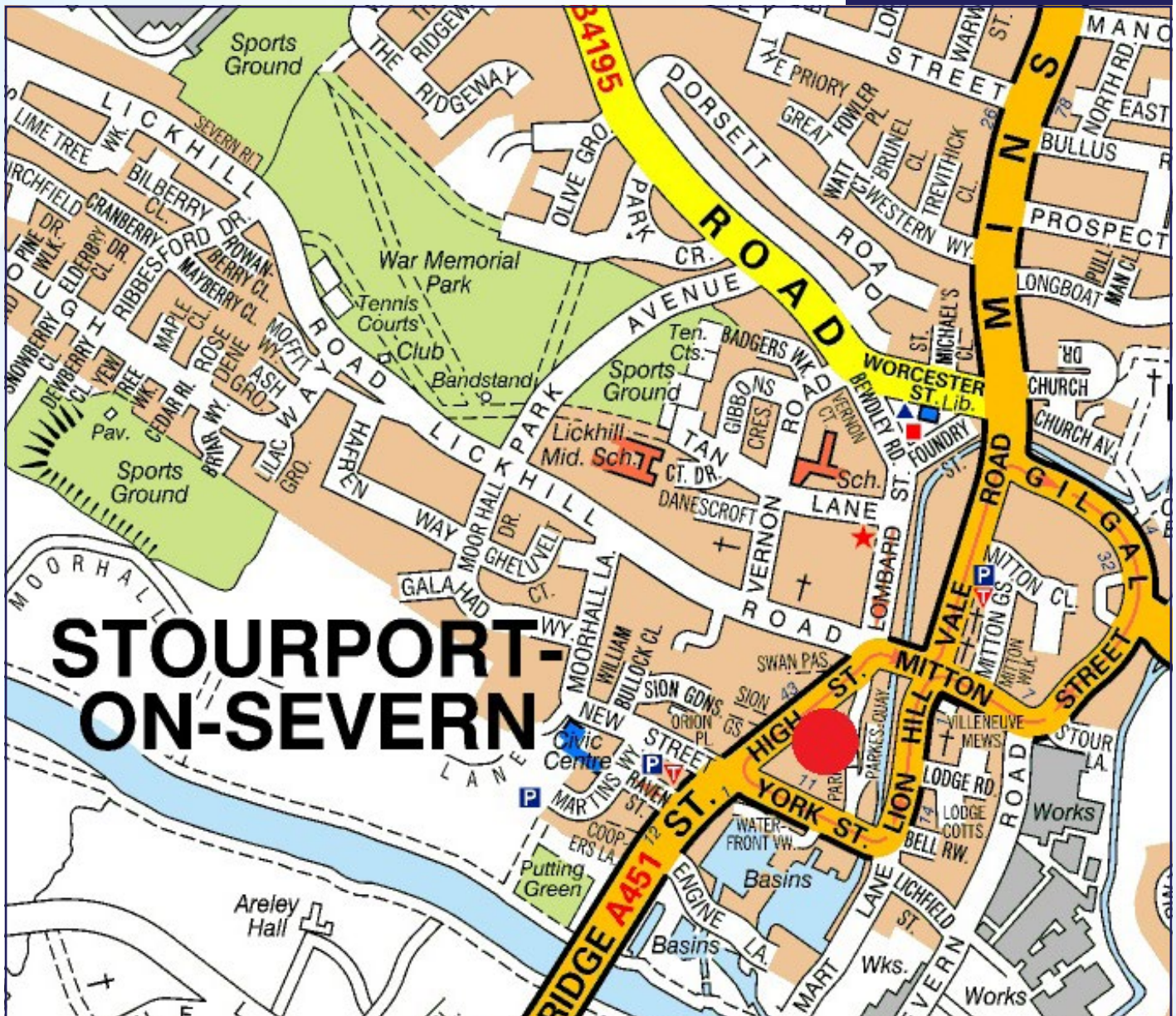
The ground floor consists of a sales area with terrazzo tiles, fluorescent strip lighting, an office, a W.C and a loading area providing rear access.

The first floor is used as a storage area but can be converted into an additional sales area. The floor has an office, male and female W. Cs and a mess/staff room. Two set of stairs at the front and the rear of the ground floor provide access to the first floor.

Externally, the unit has direct frontage to the High Street and a small loading yard to the rear.

Dedicated car parking is not available.

POSTCODE: DY13 8BJ



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	118.9	1,279
First Floor	80.8	870
TOTAL Approx. Gross Internal Area	199.67	2,149

TENURE

The property is available leasehold for a term of years to be agreed subject to vacant possession.

RENTAL

£18,500 per annum exclusive.

RATES

As per the Valuation Office website:

RATEABLE VALUE 2017	
Shop & premises	£13,000

PLANNING

The previous occupiers used the property under use class A1. Interested parties are encouraged to conduct their own planning enquiries.



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

EPC

D (87)

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA133 Date: 07/20

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