

On the Instruction of Barclays Bank

TO LET

STOURPORT ON SEVEN – 42 High Street, DY13 8BT



Viewing

By appointment via this office:

Stelios Demetriou

t: +44 121 616 5555

e: stelios.demetriou@cbre.com

CBRE Limited

55 Temple Row

Birmingham B2 5LS

www.cbre.co.uk/retail

Date of Issue 22 May 2018

Location

The property is located in the popular North Worcestershire town of Stourport on Seven, approximately 4 miles south west of Kidderminster and 8 miles north of Worcester. The property is located in the prime pitch of High Street.

Nearby occupiers include **Superdrug**, **Boots** and **Holland & Barrett**.

Description

The property is arranged over ground, basement and first floor with the following approximate areas and dimensions.

Accommodation

Ground Floor	83.61 sq m	900 sq ft
Basement	12.54 sq m	135 sq ft
First Floor	26.10 sq m	281 sq ft
Total	122.25 sq m	1,316 sq ft

Tenure

The premises are available by way of an assignment of the existing lease expiring 10 April 2028. There is a tenant break option on 10 April 2023.

Alternatively, the premises are available by way of a sub-lease until March 2023.

Passing Rent

£14,600 per annum exclusive.

Rates

We understand that the current Rateable Value is £12,250 and the Rates Payable are £5,708.50 per annum. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

On the Instruction of Barclays Bank

TO LET

STOURPORT ON SEVEN – 42 High Street, DY13 8BT



DISCLAIMER: CBRE Limited

CBRE

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.