

# PRIME SHOP TO LET

111-112 High Street  
Stourbridge, DY8 1EE



## LOCATION

Stourbridge is a market town situated in the metropolitan borough of Dudley in the West Midlands. It is situated 13 miles East of Birmingham city centre, 8 miles North of Kidderminster and 5 miles South of Dudley. The town has a resident population of approximately 55,000 people.

## DESCRIPTION

The unit fronts Stourbridge High Street and also has a dedicated rear yard/service area. Nearby retailers include **Pizza Express, HSBC, Santander, Wilkos, Coffee #1, Caffé Nero, TSB.**

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor Sales: 541m<sup>2</sup> 5,831 sq ft**

## TENURE

The property is available by way of a new lease for a term to be agreed.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (75).

A copy of the Energy Performance Certificate can be made available upon request.

## RENT

**£65,000 per annum** (exclusive of rates, service charge and VAT)

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE (2017 Assessment) £66,000**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

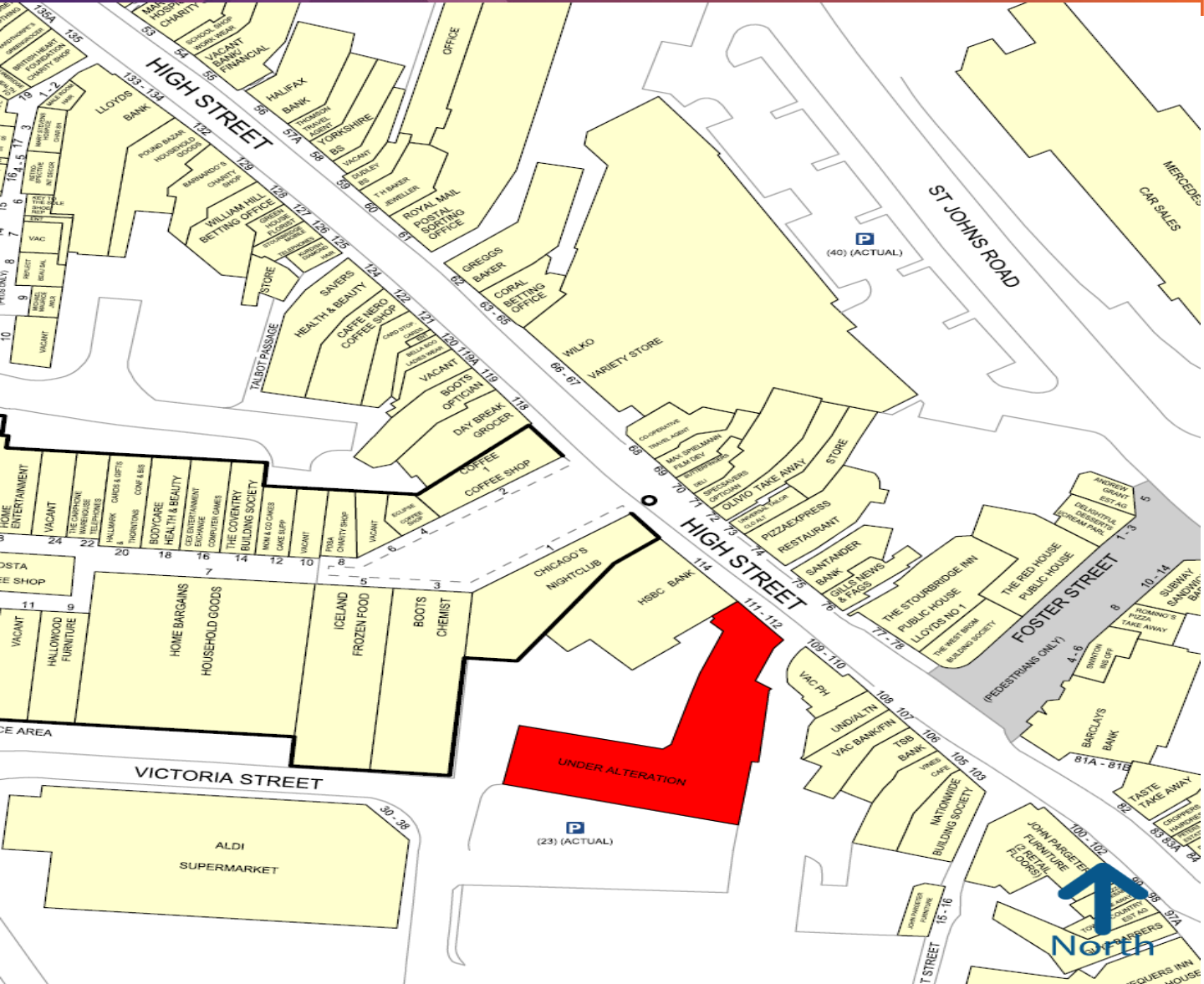
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT**

Details correct at the time of print June 2018

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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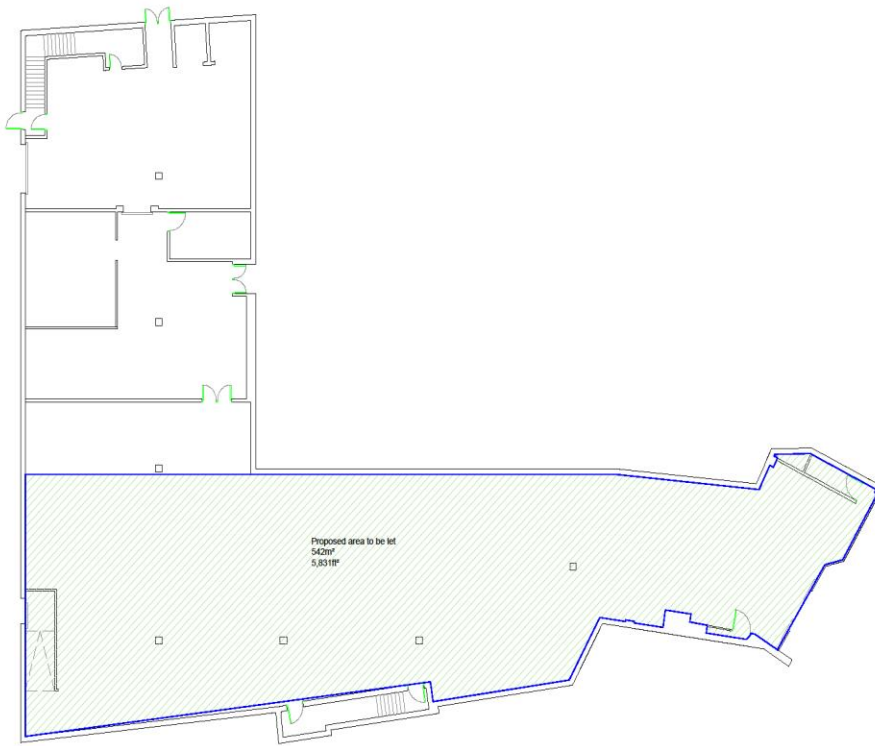
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 3. VERIFY THAT THE DIMENSIONS ARE THE  
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 THE SCALE VALUE.



Project: 112 High Street, Slough  
 Drawing: Ground Floor Plan  
 Scale: As Shown @ A1  
 Date: 17/04/2018

Existing Ground Floor Plan - Proposed Tenant Area  
 Scale 1:100



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