

OFFICES

Seba House 97 High Street Stourbridge DY8 1EQ

SHORT TERM
WITH PARKING



- Self contained - 24 hour access
- Fitted and heated
- Parking available
- Short term leases
- Fully inclusive of heating and lighting
- Small Business Rates Relief available (STA)

Details prepared January 2018

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371



LOCATION

Seba House is situated in the centre of Stourbridge at the junction of High Street and the Ring Road. Access for pedestrian and vehicles is via Court Street off the High Street.

DESCRIPTION

The accommodation comprises a series of fully fitted offices together with communal facilities and private car parking.

AVAILABILITY

First Floor

Suite A 422 sq ft

Second Floor

Office 1 117 sq ft

TENURE

The offices are available on short term licences.

RENT

First Floor

Suite A £500.00 pcm

Second Floor

Office 1 £175.00 pcm

Rental payments are inclusive of all utilities and running costs.

LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

PLANNING

Prospective Purchasers / Tenants are advised to satisfy themselves regarding current or intended uses of the property

LOCAL AUTHORITY RATES

Any prospective purchaser or tenant should confirm rates liability with the Local Authority. Individual offices will be able to obtain Small Business Rates relief.

VAT

We understand VAT will not be charged on this property

VIEWING

Full inspection viewings can be arranged with the Agents.



GENERAL TERMS

VAT

VAT maybe levied on the purchase price.

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.

References

The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

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DETAILS PREPARED JANUARY 2018

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OUR SERVICES

- Commercial and Land Agency
- Acquisition & Leasing
- Rent Reviews & Lease Renewals
- Valuations and Surveys
- Development Consultancy
- Property Funding
- Market Appraisals
- Land & New Homes
- Residential Sales & Lettings
- Management

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Registered Office

Walton & Hipkiss is a trading name of
Walton & Hipkiss (Commercial) Limited
Registered in England & Wales. Company Number 9795632
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