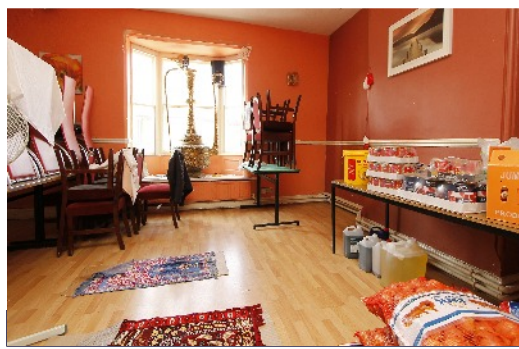


Retail/Restaurant Use

34 High Street Lye DY9 8LF



- HIGH STREET LOCATION
- FULLY EQUIPPED
- RESTAURANT & TAKEAWAY
- POTENTIAL FOR ALTERNATIVE CUISINES
- AVAILABLE NOW
- RENT FREE PERIOD AVAILABLE

HAGLEY

01562 886 688

KIDDERMINSTER

01562 517 777

STOURBRIDGE

01384 392 371



LOCATION

The property is situated in a convenient location on the High Street in Lye close to The Cross. There are several public car-parks within easy walking distance of the property, along with nearby bus-stops and railway station.

DESCRIPTION

The property comprises a ground and first floor Indian cuisine takeaway and restaurant. The ground floor is predominantly an open plan seating area, with the first floor used for storage with potential for additional restaurant use. To the rear of the property is a fully equipped kitchen area and toilet facilities.

There is access to a rear yard space suitable for 1 car parking space.

RENT

A new lease to be granted from 3 years at £13,000 per annum plus utilities and business rates.

PREMIUM

£9,950 for the fixtures and fittings. Alternatively the premises can be used for other uses subject to planning.

PLANNING

We understand the property has existing use for A5 and A3. Prospective tenants should satisfy themselves as to both the existing and intended uses of the property with the Local Planning Authority.

BUSINESS RATES

Tenants are responsible for business rate and are advised to confirm their rates liability with the local rating authority. The rateable value from April 2017 is £7,100.

LEGAL COSTS

Each party will be responsible for all their own costs in respect of this transaction.

VAT

We understand VAT will not be chargeable on this transaction. TBC

VIEWING

Strictly by appointment with the Agents on 01384 392 371

GENERAL TERMS

VAT

VAT is not payable. TBC

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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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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