



6 LAWNSWOOD ROAD WORDSLEY DY8 5PG

**OFFICE / RETAIL /
RESTAURANT
TO LET**

902 sq ft

£12,000 pa exclusive

- AVAILABLE IMMEDIATELY
- PROMINENT LOCATION
- CAR PARKING CLOSE BY
- 2 STOREY'S
- SELF CONTAINED
- SHORT LEASE AVAILABLE

EPC SCORE **249** A B C D E F G



waltonandhipkiss.co.uk

HAGLEY 01562 886 688
KIDDERMINSTER 01562 517 777
STOURBRIDGE 01384 392 371

LOCATION

The property is prominently located on Lawnswood Road, Wordsley, opposite The Old Cat Public House just off the High Street. Stourbridge Town Centre is within 3 miles. The Motorway Network is accessible via Junction 2 and 3 of the M5 at Oldbury and Halesowen respectively.

DESCRIPTION

The property comprises a two storey premises which currently has A3 use. The property comprises a prominent ground floor lock up retail unit with an upper floor. The property may be suitable for a variety of other business uses, subject to planning permission.

ACCOMMODATION

Ground floor	347 sqft
First floor	355 sqft
Cellar	200 sqft

SERVICES

We understand all main services are available. The Landlord will insure the building (not contents) and recoup the annual premium from the Tenant.

LEASES

Flexible leases are available from 3 years - with the tenant contribution towards the upkeep of the property and buildings insurance.

RENTAL

A rental of £12,000 per annum exclusive is required excluding VAT which is not chargeable.

LEGAL COSTS

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

PLANNING

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

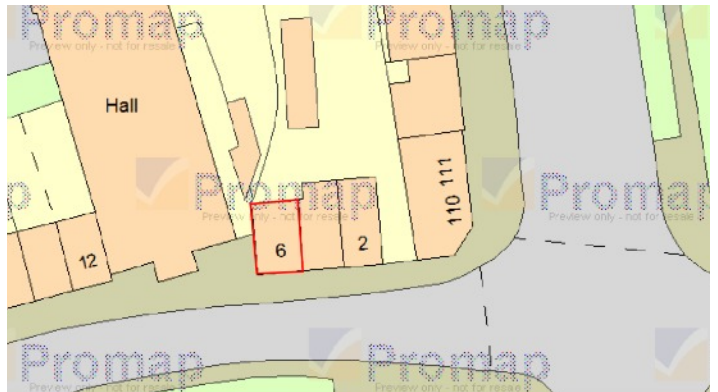
with the Local planning Authority - Dudley Metropolitan District Council

BUSINESS RATES

The property is subject to Business Rates. The current rateable value is £4,950. Prospective tenants should confirm rates liability with the Local Authority. Small business full rates relief maybe available - please contact the local Rating Authority - Dudley Metropolitan District Council

VIEWING

All viewings to be arranged via the Agents on 01384 392 371



GENERAL TERMS

VAT

VAT maybe levied on the purchase price or rentals

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

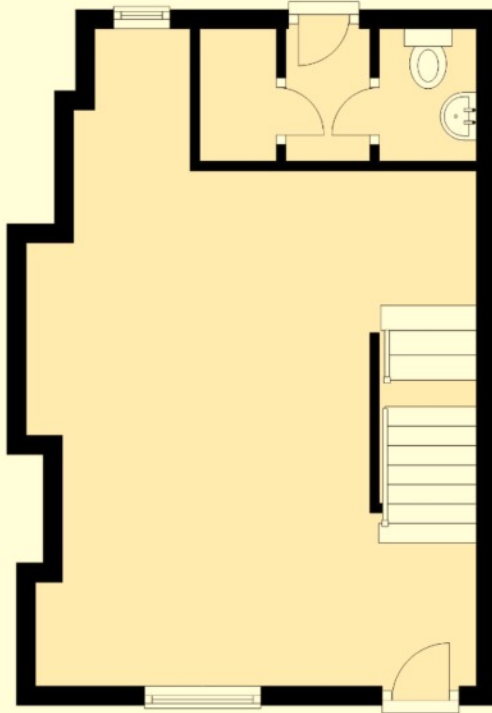
All areas and dimensions are deemed to be approximate only.



FLOOR PLAN

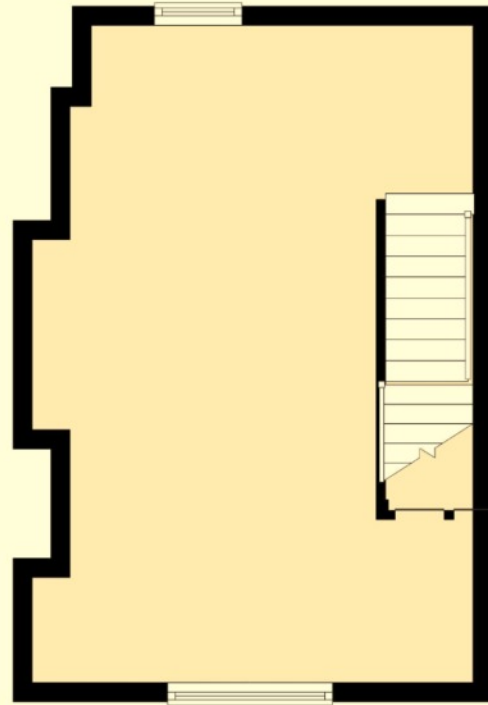
Ground Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



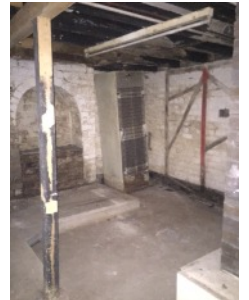
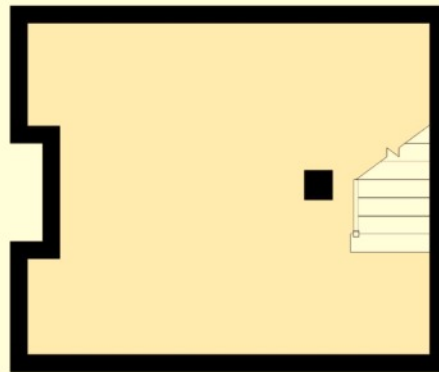
First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Basement

Approx. 17.6 sq. metres (189.4 sq. feet)



The plans and images are approximate and not drawn to scale, but are a guide to the property only and do not form part or parts of any contract or lease and must not be relied upon as a statement of fact. The quality and accuracy of any print will depend on your printer, your computer and its print settings. These Plans or maps show the general position, not the exact line, of the boundaries.



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Valuations and Surveys

Funding

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Market Appraisals

Land

New Homes

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WALTON & HIPKISS

HAGLEY 01562 886 688
KIDDERMINSTER 01562 517 777
STOURBRIDGE 01384 392 371

Registered Office

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Regulated by RICS



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