

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: 541m² 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**

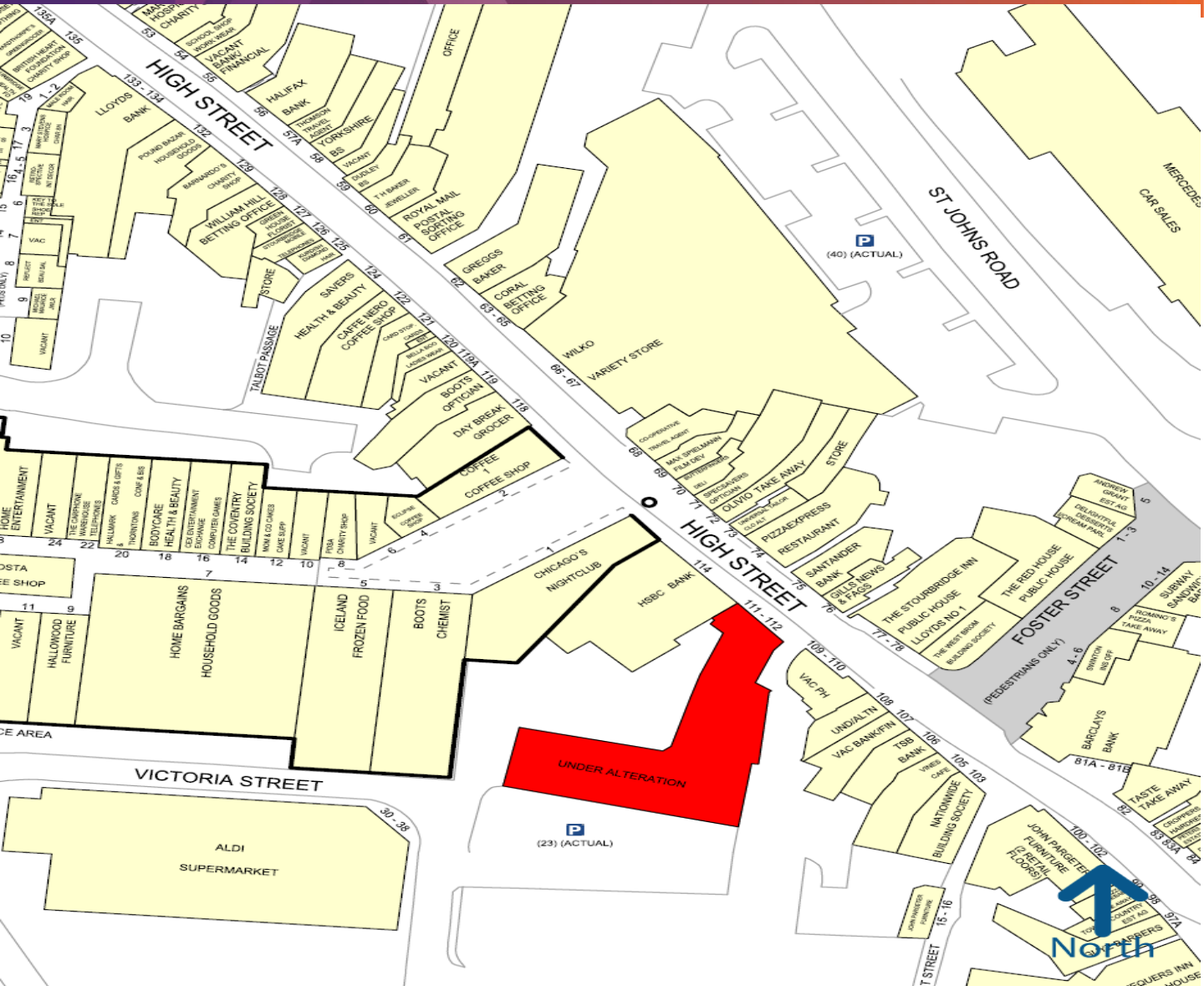
Details correct at the time of print June 2018


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

PRIME SHOP TO LET

111-112 High Street
Stourbridge, DY8 1EE



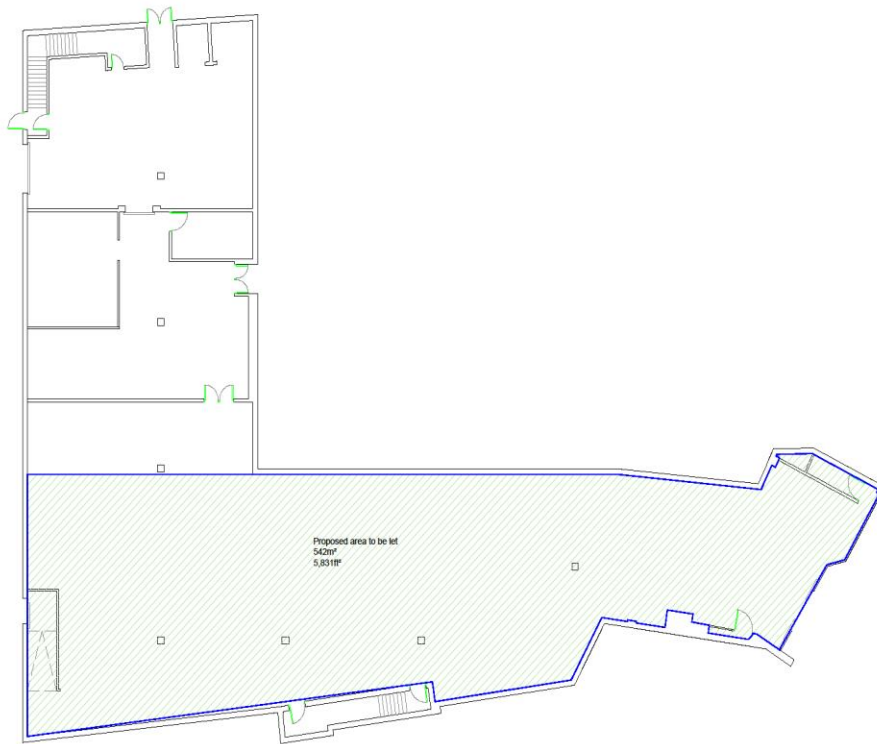
- CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:
- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
 - II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
 - IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk



NOTE
 THIS DRAWING HAS BEEN PRODUCED BY
 ELECTRONIC MEASUREMENT. UNLESS THE SCALE
 INDICATED IS OTHERWISE SPECIFIED, ALL
 DIMENSIONS MUST BE TAKEN AND
 CONSIDERED AS PER THE SCALE(S) INDICATED.
 DIMENSIONS
 I DECLARE THAT THIS COPY HAS BEEN
 REPRODUCED AS THE EXACT COPY OF THE
 ORIGINAL FILE.
 I DECLARE THAT ANY DIMENSIONAL ALIGNMENT
 DISCREPANCY ON THE DRAWING SHALL BE MADE
 FOR THE NEAREST OCCUPATION
 APPROVED BY PLANNING AUTHORITY AND
 CONSIDERED AS PER THE SCALE(S) INDICATED.
 I AM NOT PROVIDING WARRANTIES AND I AM
 REQUESTING ALL RELEVANT PRECEDENCE OVER
 THE DRAWING FILE.

Project: 112 High Street, Sloughbridge
 Drawing: Ground Floor Plan
 Scale: As Shown @ A1
 Date: 17/04/2025

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



Dapatchi Group shall have no responsibility for any use made of this
 document other than for the area it was prepared and issued.
 All dimensions should be checked on site
 Any errors or omissions are brought to the attention
 of Dapatchi Group by Email to: info@dapatchi.com

Dapatchi Group
 57 Torkill Road,
 Bally, Doncaster, DN4 8DN
 T +44 (0)1522 965565
info@dapatchi.com

