

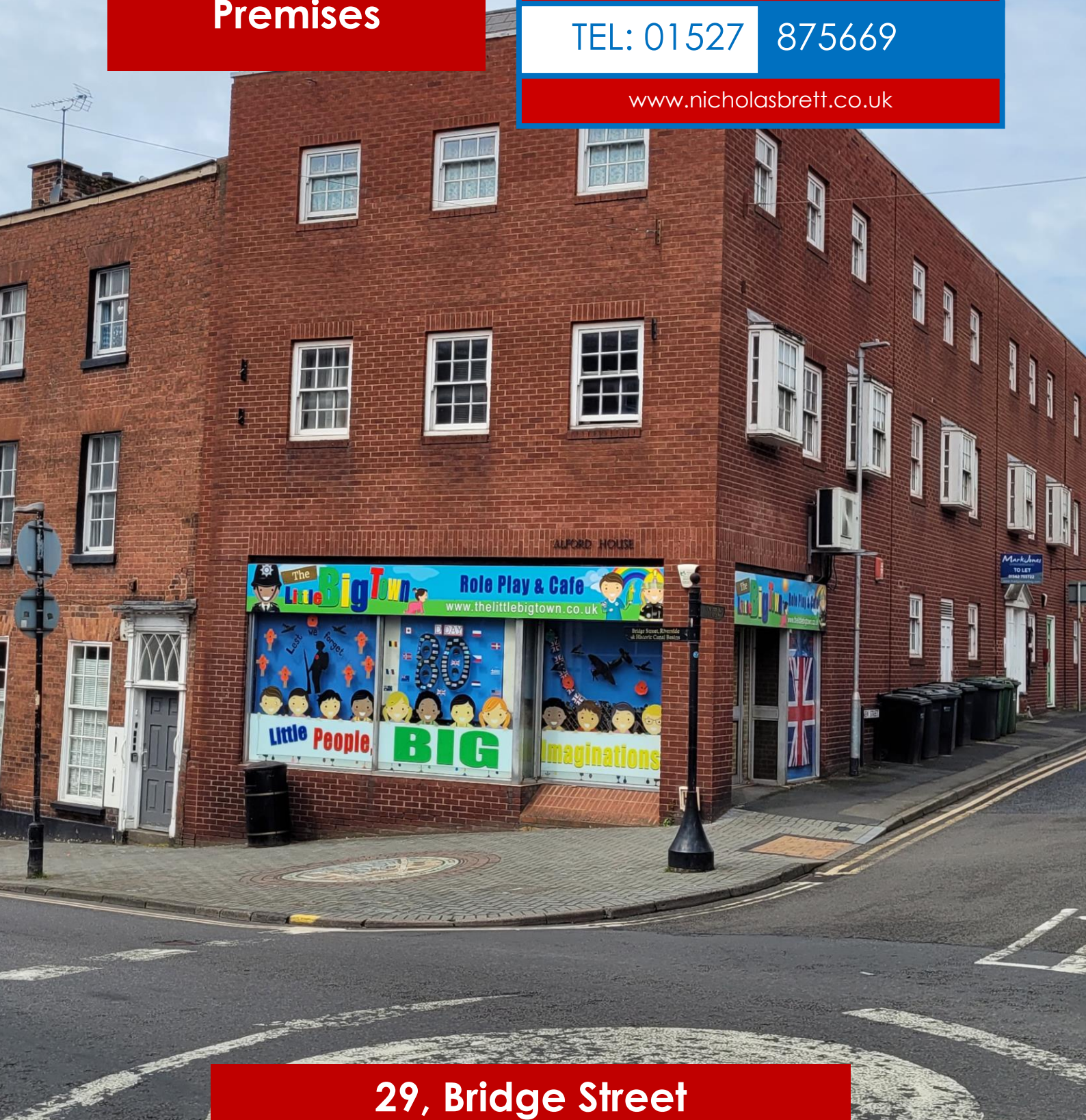
**To Let
Retail/Office
Premises**

NICHOLAS BRETT & co

Chartered Surveyors

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**29, Bridge Street
Stourport-on-severn DY13 8UR**

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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- Popular tourist location
- Very prominent Town Centre position on the edge of the High Street
- Well fitted-out – may be suitable for various uses
- c.1,500 sq ft (142 sqm)
- 100% small business rates relief – subject to eligibility
- Public car parking close by

Location

Stourport-on-Severn is a popular tourist town and enjoys an attractive riverside setting.

It is a well established trading location with a busy town centre where occupiers include Tesco, Lidl, Superdrug and Specsavers.

The property occupies an extremely prominent location upon the crossroads/island junction of Bridge Street, High Street, New Street and York Street, the latter being the main vehicular access from the ring road.

Description (see plan over)*

The property comprises of deceptively spacious and modern ground floor retail unit. It has a sales area at the front together with a store room and disabled toilet, with an additional raised sales area at the rear previously used as an ancillary cafe. At the rear there are 2 additional customer toilets, staff room and store room.

*It is considered the property may be suitable for various uses, subject to the usual consents. Users requiring external extraction units are unlikely to be suitable, only recirculation systems will be considered.

Accommodation (see plan over)

The property comprises of the following approximate net areas and dimensions:-

Internal Width (front):	21'0"	(6.4m)
Internal Width (rear):	17'0"	(5.2m)
Front Shop Depth:	68'2"	(20.8m)
Total Shop Depth:	94'4"	(28.8m)
Front Sales Area:	1,057 sq ft	(98 sqm)
Rear Sales Area:	468 sq ft	(44 sqm)
Total Sales Area:	1,525 sq ft	(142 sq m)
Ancillary Rooms (total)	160 sq ft	(15 sqm)

Lease

The property is available on a new lease upon terms to be agreed.

Rent

£16,500 per annum exclusive.

VAT

It is understood that VAT will be charged on the rent and other outgoings.

Energy Performance Certificate (EPC)

The property has a rating of 41 (Band B).

Rating Assessment*

Rateable Value: £9,100

***The property may qualify for 100% small business rates relief.**

*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/24 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Video Tour*

Click [here](#) for an External & Internal You Tube Video Tour Link.

**Filmed whilst former tenant in occupation – fixtures and fittings may be removed and alterations undertaken.*

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract - May 24



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Ground Floor Plan – Not to scale and not to be relied upon

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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