

TO LET



98 HIGH STREET, STOURBRIDGE, DY8 1EQ



LOCATION

The premises (former Pureato) are located on the High Street directly opposite **Taylor's Estate Agents** and the **Eye Collection**, being adjacent to **Mancave Barbers** and **Pizza One**.

ACCOMMODATION

The premises comprises a ground floor premises together with storage and staff facilities at First & Second Floor. Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	13'6"	4.1 m
SHOP DEPTH	29'5"	9.0 m
NET SALES AREA	365 sq ft	34 sq m
REAR ANCILLARY	100 sq ft	9 sq m
TOILET FACILITIES		
FIRST FLOOR	240 sq ft	22 sq m
SECOND FLOOR	105 sq ft	10 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£14,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£10,250**
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 58 (Band C). A copy of the certificate is available upon request.

INSURANCE

Building insurance for the current year is **£1064**

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video – <https://youtu.be/usngoBWxwYQ>

First Floor Video - <https://youtu.be/6ebAHlIUvpg>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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