

FOR SALE / TO LET

SUBJECT TO VACANT POSSESSION

1-3 Lombard Street,
Stourport-on-Severn, DY13 8DP



LOCATION

The subject premises, which is currently occupied by M&Co is located on a prominent corner location towards the end of Stourport On Severn High St, adjacent to The Swan Music Bar. National occupiers within the vicinity include **Holland & Barrett, Superdrug, B&M, Dominos, Timpson** and **Betfred** to name a few.

The premises benefits from a large surface car park to the rear for up to 40 spaces. Part of the car park will be demised to any incoming tenant.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	731.61 sq. m	7,875 sq. ft
First Floor:	431.81 sq. m	4,648 sq. ft
Second Floor:	43.29 sq. m	466 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

PRICE / RENT

Price On Application.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £62,000

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £58,000

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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