

120 High Street, Stourbridge, DY8 1DT

£12,000 per annum

- Town Centre retail unit to let on a new lease (terms to be agreed).
- Sales area 27.4m² (295 sq ft).
- Available on a 6 year lease at a rent of £12,000 pa (exclusive).
- Fully glazed shop front.
- High Street location with rear access.
- Benefits from modern lighting and electric heaters.
- Close to public carparks, Stourbridge Town Railway Station and Bus Station.

Nearby occupiers include Caffé Nero, Greggs, T H Baker (Jewellers), B&M, Coffee #1, HSBC UK (Bank), Lloyds Bank, Specsavers, Soffio Lounge (restaurant) amongst a variety of other National and Independent retailers and eateries such as a Deli, Stourbridge Hearing Centre, a Tailors and a Florists.



★ Virtual Tour





Planning

The property has an existing use as a shop. Applicants to make their own enquiries with the Planning Department for change of use.

VAT

It is our understanding that the property is elected for VAT and therefore VAT will be charged on the rent.

Costs

The incoming tenant is to pay the landlord's reasonable legal costs associated with the lease.

Fixtures and Fittings

All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the letting.

Deposit

A Deposit equivalent to 3-6 months rent may be required.

References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Local Authority

Dudley Metropolitan Borough Council Council House Priory Road Dudley DY1 1HF

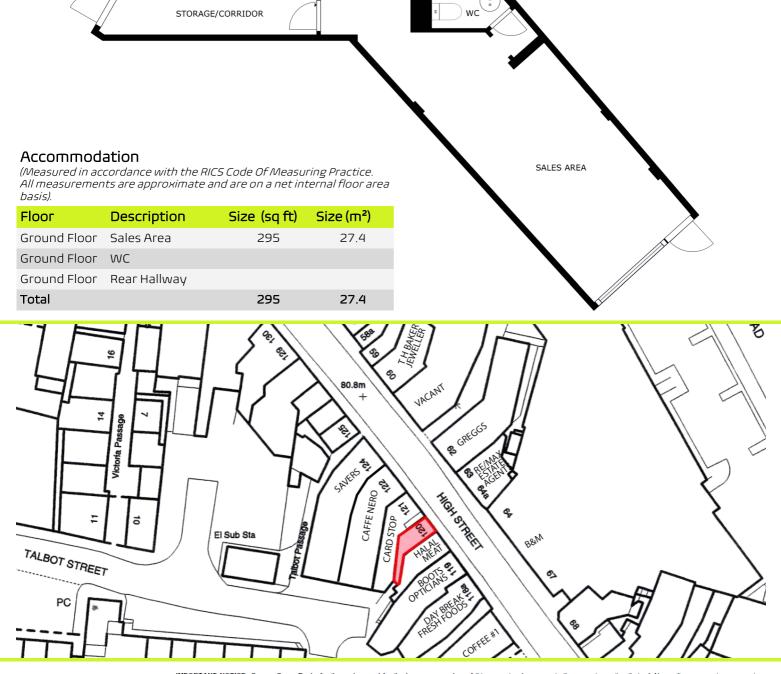
0300 555 8000

Rateable Value €9,000

(1st April 2023)

The occupier may qualify for up to 100% small Business Relief, Applicant to make their own enquiries.

★ EPC TBC





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