



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 27.4m<sup>2</sup> (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



For further information, contact:  
James Satoor | 01743 276 666 | james.satoor@cgpooks.co.uk

## 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.

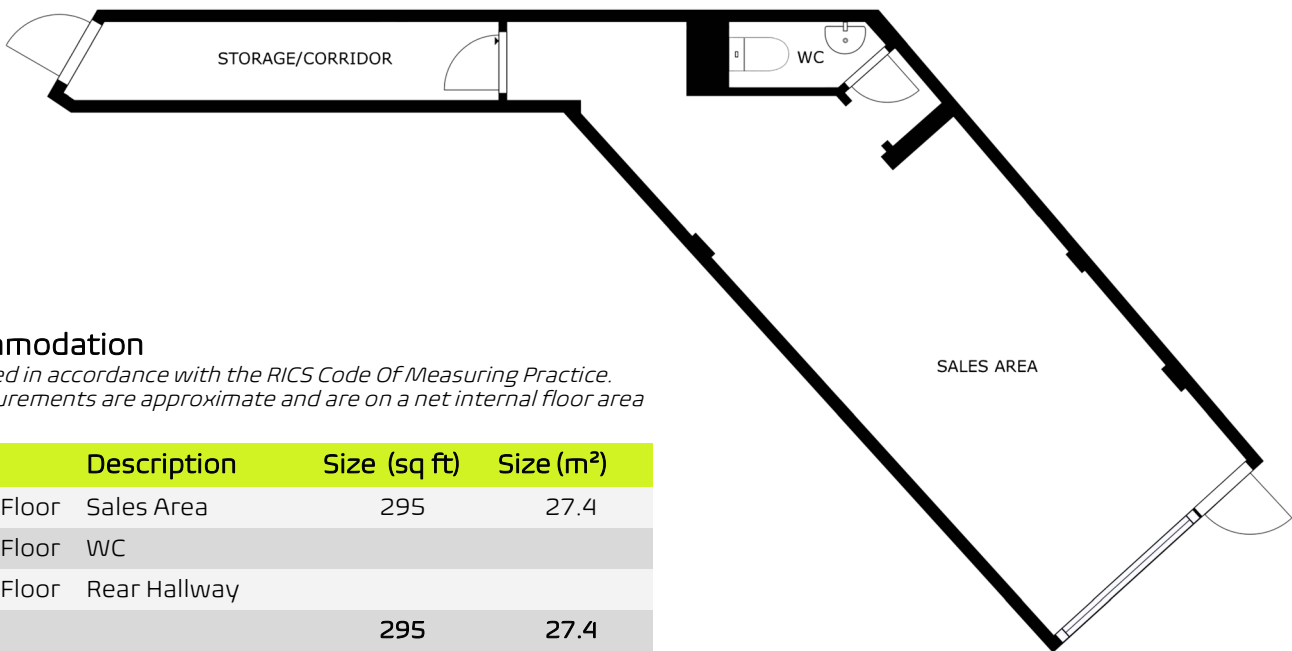
## Local Authority

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**



## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

| Floor        | Description  | Size (sq ft) | Size (m <sup>2</sup> ) |
|--------------|--------------|--------------|------------------------|
| Ground Floor | Sales Area   | 295          | 27.4                   |
| Ground Floor | WC           |              |                        |
| Ground Floor | Rear Hallway |              |                        |
| <b>Total</b> |              | <b>295</b>   | <b>27.4</b>            |

