

# G HERBERT BANKS

EST. 1898

TO LET

**COMMERCIAL PREMISES LOCATED IN A CENTRAL HIGH STREET LOCATION**

**22 HIGH STREET, STOURPORT ON SEVERN DY13 8BJ**



Approximately 220 sq. ft of Office/Shop frontage  
Store Room \* W.C \* Kitchen Area to rear

Cellar providing storage \* Off street parking available by separate negotiation

TO LET ON A TERM TO BE NEGOTIATED

**RENT: £600 PER CALENDAR MONTH EXCLUSIVE**



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



## **22 HIGH STREET, STOURPORT ON SEVERN, WORCESTERSHIRE DY13 8BJ**

### **SITUATION AND DESCRIPTION**

The premises are located in a central location within the High Street of Stourport on Severn. The property has a shop/office front with store room, kitchenette, WC to the rear. In addition to this there is a cellar providing further storage. This is an extremely well positioned premises within the town and is of a size which makes it affordable and attractive to a variety of potential tenants.

### **RENT**

The rent shall be £600 per calendar month, payable to the offices of G. Herbert Banks LLP each month in advance.

### **RATES**

The rateable value of the property is £5,600. The rateable value is based on the valuation calculated by the Valuation Office Agency and the details of this can be found on their website - <https://www.tax.service.gov.uk/business-rates-find/valuations/start/200128239> .

### **DEPOSIT**

A deposit of £1,000 will be required from the Tenants and will be held by the Agent.

### **OUTGOINGS**

The Tenant will be responsible for all other outgoings connected with the property including electricity, water, gas, insurance and telephone (if connected). Please note that the building insurance will be paid by the Landlord initially and then a fair proportion of that insurance re-charged to the Tenant each year. The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

### **ENERGY PERFORMANCE CERTIFICATE**

2023 rating of C75 – <https://find-energy-certificate.service.gov.uk/energy-certificate/8352-7265-9072-3297-3494>

### **THE TERM**

Ideally the Landlord would be looking to commit to a three year term, although this is open to negotiation.

### **REFERENCES**

The Agents will be requesting a Bank reference as well as two professional references from those who the prospective Tenant has dealt with in the last three years.

### **COSTS**

Each party will be expected to bear their costs in preparing the Lease

### **LOCAL AUTHORITY**

Wyre Forest District Council. Telephone 01562 732 928.