

# G HERBERT BANKS

EST. 1898

## TOWN CENTRE RETAIL PREMISES TO LET



### 21 High Street, Stourport on Severn DY13 8BJ

#### Retail premises

- Available with vacant possession
- Accommodation extending to 135.76m<sup>2</sup> (1,460 ft<sup>2</sup>) plus front display canopy
- Rear parking available by separate agreement and rear vehicular access
- Close to HSBC, Superdrug and B&M Express



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Chartered Surveyors & Estate Agents

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## 21 High Street, Stourport on Severn DY13 8BJ

Bewdley 4 ½ \* Kidderminster 4 ½ \* Junction 6 M5 at Worcester 12 ½ \* Birmingham 31 ½  
Approximate distance in miles

### Location

21 High Street is centrally located in Stourport Town centre, which is populated by a range of national and local retailers.

Stourport on Severn evolved around its canal basins which acted as an interchange for goods travelling by boat on the River, which transferred their goods into barges serving the inland canal network. Stourport is a popular tourist destination, with its Riverside parks, historic canal basin and funfair. It is closely associated with the adjoining towns of Kidderminster and Bewdley, which also host the Severn Valley railway and West Midlands Safari Park.

Stourport on Severn benefits from shopping, leisure and education amenities. There are great facilities in adjoining Kidderminster and also the cathedral cities of Worcester and Birmingham. Access to the national motorway network is via the M42 and M5.

### Description

The property is a ground floor shop with open canopy frontage in front of the fully glazed façade. To the interior there is an open plan retail area, off which are various offices, W.C and store rooms. The accommodation is summarized as follows:

### Accommodation

<b>Retail</b>	1,069ft <sup>2</sup>	99.38m <sup>2</sup>
<b>Offices and Storage</b>	391ft <sup>2</sup>	36.38m <sup>2</sup>
<b>Total</b>	<b>1,460 ft<sup>2</sup></b>	<b>135.76m<sup>2</sup></b>

The property has been measured on a Net Internal Basis (NIA)

### Tenure

The property is available on a new Lease – for a term of years to be agreed by negotiation.

### Guide Rental

£17,500 per annum.

### Energy Performance Certificate

Rating of C68.

### VAT

All prices, premiums and rents are quoted exclusive of, but maybe subject to VAT at the prevailing rate.

### Rating Assessment

The premises has a current rateable value of £13,750.

### Legal Costs

Both parties to be responsible for their own legal costs in respect of this letting.

### Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

### References

The successful applicant will need to provide references and /or accounts, as appropriate.

### Fixtures and Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

### Services

We are advised that electricity, water and drainage are available to the property.

### Viewing

Strictly by prior arrangement with the sole Agents.

### Contacts:

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