



81 High Street, Stourbridge, DY8 1EB

TO LET

HIGH STREET RETAIL UNIT

7,803 sq ft (724.92 sq m)

- + Excellent corner location
- + Substantial retail unit to let
- + Quoting £45,000 per annum excl.

029 2081 1581

LOCATION

The property is located in Stourbridge, a market town in the Borough of Dudley, West Midlands. Stourbridge is about 10 miles west of Birmingham. The town has good access with connectivity via the A491 (North & South) and the A458 (East & West). Access to the M5 Motorway is approximately 7.5 miles to the east.

The property itself is located on the corner of High Street and the pedestrian Foster Street. The town centre is serviced by a number of local car parks. There is a good mix of local established and national businesses in the area including The Stourbridge Lion, Soffio Lounge, Coffee #1 and Greggs.

DESCRIPTION

The property provides frontage onto both High Street and Foster Street. It is configured to provide accommodation over ground, first and second floors. The ground floor has a good open plan area with a number of store rooms, the first floor was previously used as staff and benefits from kitchen and WC facilities with the second floor then used as storage.

ACCOMMODATION

We understand the property provides the following areas:

Ground Floor	3,660 sq ft		(340.02 sq m)
Stock	110 sq ft		(10.22 sq m)
First Floor	2,809 sq ft		(260.96 sq m)
Store	700 sq ft		(65.03 sq m)
Second Floor	524 sq ft		(48.68 sq m)
TOTAL	7,803 sq ft		(724.92 sq m)

RENT

The quoting rent for the property is £45,000 per annum. excl.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

We understand the property has a rateable value of £41,500. Using the 2024/25 UBR (49.9p) this provides gives rates payable of £20,708.50.

Interested parties should rely on their own enquiries with the Local Authority.

EPC

To be assessed.

VAT

All costs quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

Alternatively, please contact our joint agent Rob Alston on 03301 233224

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024

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