

PROMINENT SITE
IN THE CENTRE OF
STOURPORT ON SEVERN

1,400 – 28,750 SQ. FT.



Tannery Retail Park

STOURPORT ON SEVERN

DEVELOPED BY:

gouldstates 

TO LET

**RETAIL AND LEISURE
UNITS AVAILABLE
TO LET SEPARATELY
OR COMBINED**

LOMBARD STREET STOURPORT ON SEVERN DY13 8DR.



COMPUTER GENERATED IMAGE

- 1,400 (130 sq m) – 28,750 sq ft (2,671 sq m)
- Newly refurbished units
- Range of uses considered (S.T.P)
- Customer car park with approximately 145 spaces
- Rear service yard

DESCRIPTION.

TANNERY RETAIL PARK comprises a former food store which is to be subdivided and refurbished to create a range of unit sizes. The site includes a dedicated car park together with rear service yard.

LOCATION.

The property is situated in the heart of Stourport on Severn close to the top section of the High Street and close to occupiers in the form of:



SAT NAV: DY13 8DR



Tannery Retail Park

ENERGY PERFORMANCE CERTIFICATE

C71

PLANNING

The property benefits from a Class E consent. Alternative uses may be considered, subject to planning.

Interested parties are encouraged to liaise with the local planning authority over alternative uses.

LEGAL COSTS

Each party shall be responsible for its own legal costs incurred in the transaction.

VAT

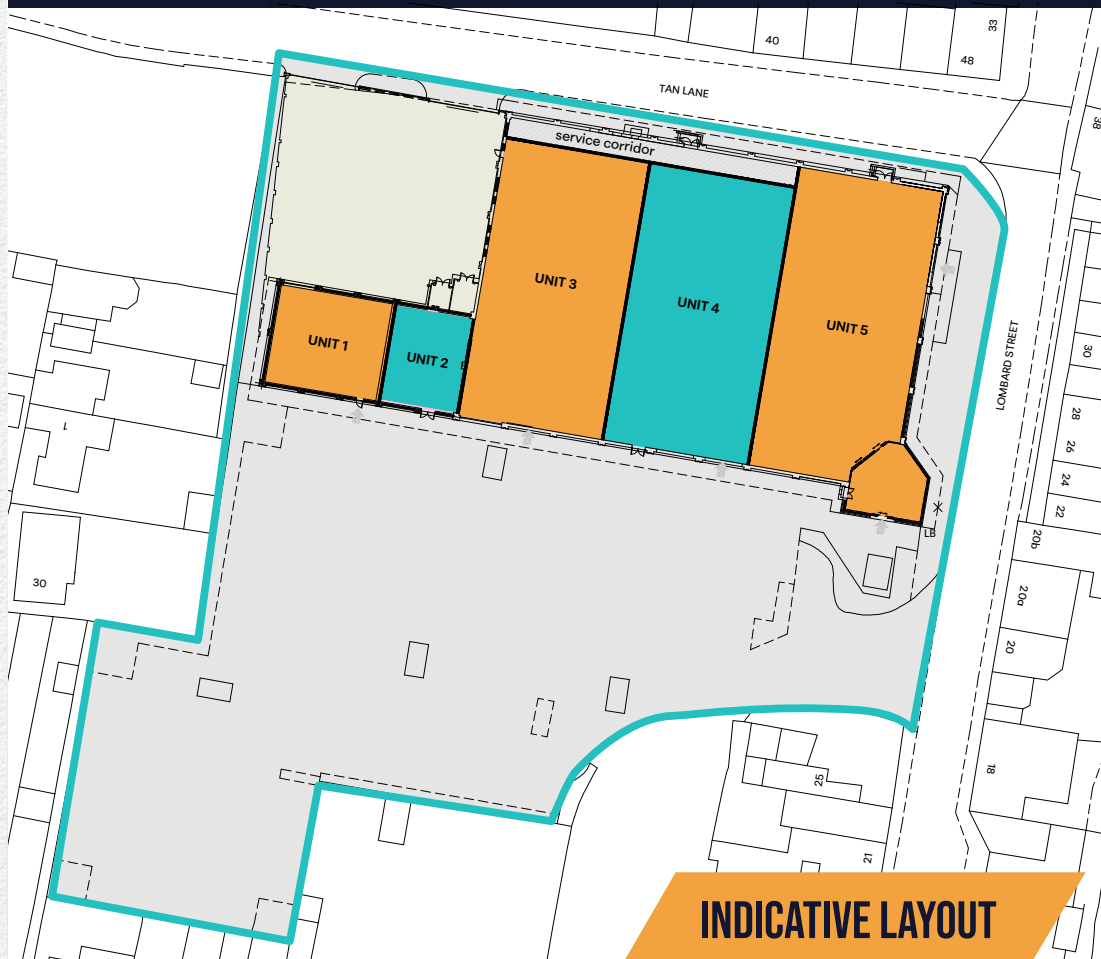
VAT is charged at the prevailing rate.



ACCOMMODATION.

*Units can be combined to create larger premises.

UNIT 1	2,002ft ²	(186m ²)
UNIT 2	1,397ft ²	(130m ²)
UNIT 3	7,276ft ²	(676m ²)
UNIT 4	7,325ft ²	(680m ²)
UNIT 5	8,351ft ²	(776m ²)



LEASE TERMS

The property is available on a Full Repairing and Insuring lease, with service charge, utilities, building insurance and business rates payable by the tenant.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas and for estate services. Further details available on request.

RATES

Current RV April 2023 to present £372,500 and £27,000

It is envisaged that the rateable value will be re-assessed upon completion of sub-division works and we would recommend that interested parties make their own enquiries to the local rating authority to verify the rating liability.

VIEWING

Viewing strictly by prior appointment via the sole agent:

Richard Bache

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07955 314 759

DEVELOPED BY:

GOOLD ESTATES

Anthony Williams

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