



hexagon™
commercial property



- FANTASTIC HIGH STREET POSITION
- HIGH VOLUME OF PASSING FOOTFALL
- IDEAL RESTAURANT OPPORTUNITY

RESTAURANT

1,904 SqFt (177 SqM)

£32,500 per annum plus VAT

74 High Street, Stourbridge, DY8 1DX

TO LET



hexagon™
commercial property



Description

This previously well established restaurant premises provides an excellent opportunity occupying a fantastic position on Stourbridge High Street and is situated across ground and first floors.

The ground floor has an entirely glass frontage and consists of restaurant floor, kitchen and prep room as well as male, female and disabled W/C's. There is further restaurant space on the first floor along with two freezer rooms, manager's office and storage/changing facilities for staff.

Location

The premises is situated prominently on the High Street in Stourbridge within the Ring Road. There is substantial free car parking in close proximity and easy access is gained to neighbouring towns and villages such as Oldswinford (1 mile), Wollaston (1 mile), Wordsley (2.5 miles) and Hagley (4 miles).

Accommodation

Ground Floor: Restaurant - 44.01 x 22.06 = 996 Sq Ft

Kitchen - 11.08 x 10.11 = 129 Sq Ft

Prep Room - 44 Sq Ft

Male, Female and Disabled W/C's

First Floor: Restaurant - 29.02 x 17.11 = 525 Sq Ft plus additional 140 Sq Ft

Two freezer rooms

Managers Office 35 Sq Ft

Store/changing room

Rates

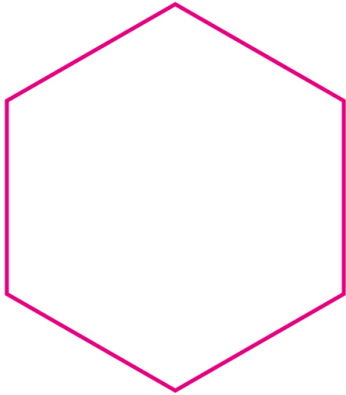
Rateable Value - £29,000

Rates Payable - £14,471 (approx.)

Information provided from the VOA

Terms

The premises are to be let by way of new lease on terms to be agreed.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property