



**135 High Street, Stourbridge, Worcestershire DY8 1DW**

## **RETAIL**

- ▶ **1,904 sq ft (176.9 sq m)**
- ▶ **Prime pitch in busy high street position**
- ▶ **Popular market town in West Midlands**
- ▶ **Suitable for a variety of retail uses**

For enquiries and viewings please contact:



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### Location

Stourbridge is a market town in the West Midlands approximately 6 miles south west of Dudley, 11 miles south of Wolverhampton and 15 miles west of Birmingham.

### Description

The premises comprise a three storey building of traditional brick construction under a pitched tiled roof and was previously used as a charity shop.

The ground floor provides an open plan sales area with return frontage. The first floor offers ancillary storage and staff welfare area with the second floor providing further storage space.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	176.9	1,904

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

The premises have retail class E(a) consent under the Town & Country Planning Act (Use Classes Order) 1987 (As Amended). Interested parties are advised to clarify their use direct with the local planning department.

### Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £17,750. Source: VOA website

### Rent

Rental on application

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: C (71)

### Viewings

Viewings are by appointment with sole agents Innes England

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