

G HERBERT BANKS

EST. 1898

TO LET

RETAIL PREMISES WITH GOOD FRONTAGE AND SHOP SPACE

50 LOAD STREET
BEWDLEY, WORCESTERSHIRE DY12 2AP



TOWN CENTRE LOCATION
APPROXIMATELY 525 ft²
CURRENT USE CLASS A1

RENT: £1,000 PER CALENDAR MONTH



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

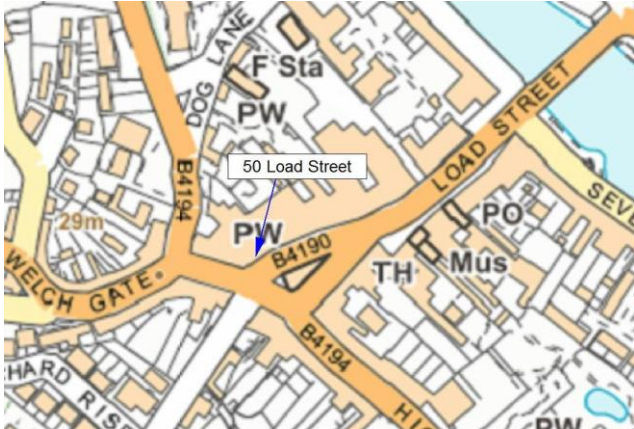
Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



Location

No.50 Load Street is an attractive Georgian building located on the main shopping street in the popular Worcestershire river side town of Bewdley. This central property is within the towns' fine selection of shops.



Description

The shop is within an attractive Georgian building typical of the popular town centre of Bewdley, which includes a selection of fine independent shops.

The premises has access through the front customer door, as well as to the rear, which is accessible through a side alleyway.

The Shop

Prime retail area of approximately 314.52ft² (29.22m²).

Secondary retail area of approximately 47.63ft² (4.43 m²)

Rear kitchen/preparation area of approximately 162.84 ft² (15.13 m²)

WC with wash basin.

Outside

From the alley way there is access to the cellar which may be used for secondary storage if required.

Non-Domestic Rates

Current rateable value, as at April 2026, is £7,700. Interested parties are advised to make their own enquiries to the Non-Domestic Rates Department at Wyre Forest District Council on 01562 732 928, to verify the current rates payable and to establish the position in respect of any reliefs available.

Rent & Deposit

Annual rent of £12,000, which is not currently subject to VAT.

A deposit of £1,000 is payable.

Lease Details

Available from late May 2026.

The Landlord's preference would be to enter into an initial five year agreement. This is though potentially flexible subject to negotiations.

Lease Preparation Fees

Each party to meet their own costs.

References

The successful applicant will need to provide satisfactory reference and/or accounts as appropriate.

Money Laundering, Terrorist Financing and Transfer of Funds (Information on Payer) Regulations 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale (or letting) can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer or tenant (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Services

It is understood that mains water, electricity and drainage are all connected.

We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Service Charges

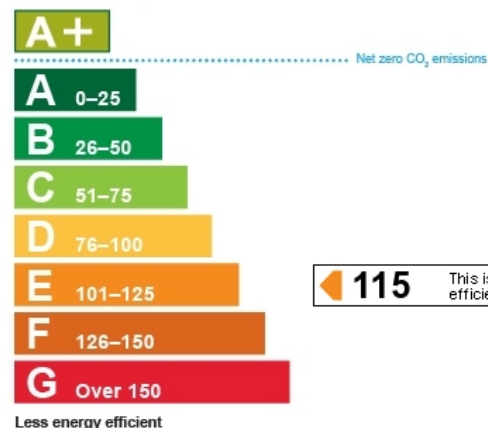
A proportion of the annual insurance premium will be recharged to the tenant.

Viewings

By prior appointment only through the letting agents G Herbert Banks. Tel 01299 896 968.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

