

To let

Prime Shopping Centre Unit

24 Ryemarket Shopping Centre, Stourbridge DY8 1HJ

For further information
please contact:

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Location

Stourbridge is a large town in the Metropolitan Borough of Dudley in the West Midlands with a population of 55,480 persons. The town boasts a catchment population of 443,949 within 10km of the town centre. Stourbridge is located approximately 12 miles south west of Birmingham and 10 miles north east of Kidderminster.

The subject property occupies a prime position adjacent to Carphone Warehouse and Brighthouse whilst opposite Costa Coffee.

Accommodation

Ground Floor Sales	924 sq ft	85.84 sq m
First Floor Ancillary	961 sq ft	89.30 sq m

Terms

The premises are offered by way of a new 10 year effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rent

Rental offers are invited in the region of £24,750 per annum exclusive.

Business rates

The property is assessed for rates as follows:

Rateable value: £16,250
Rate in £ (2018/19): 48.0p
Rates Payable: £7,800

Interested parties should make their own enquiries with the Local Authority to verify this information.

Service Charge

The on account service charge for the current year is £6,012 per annum.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

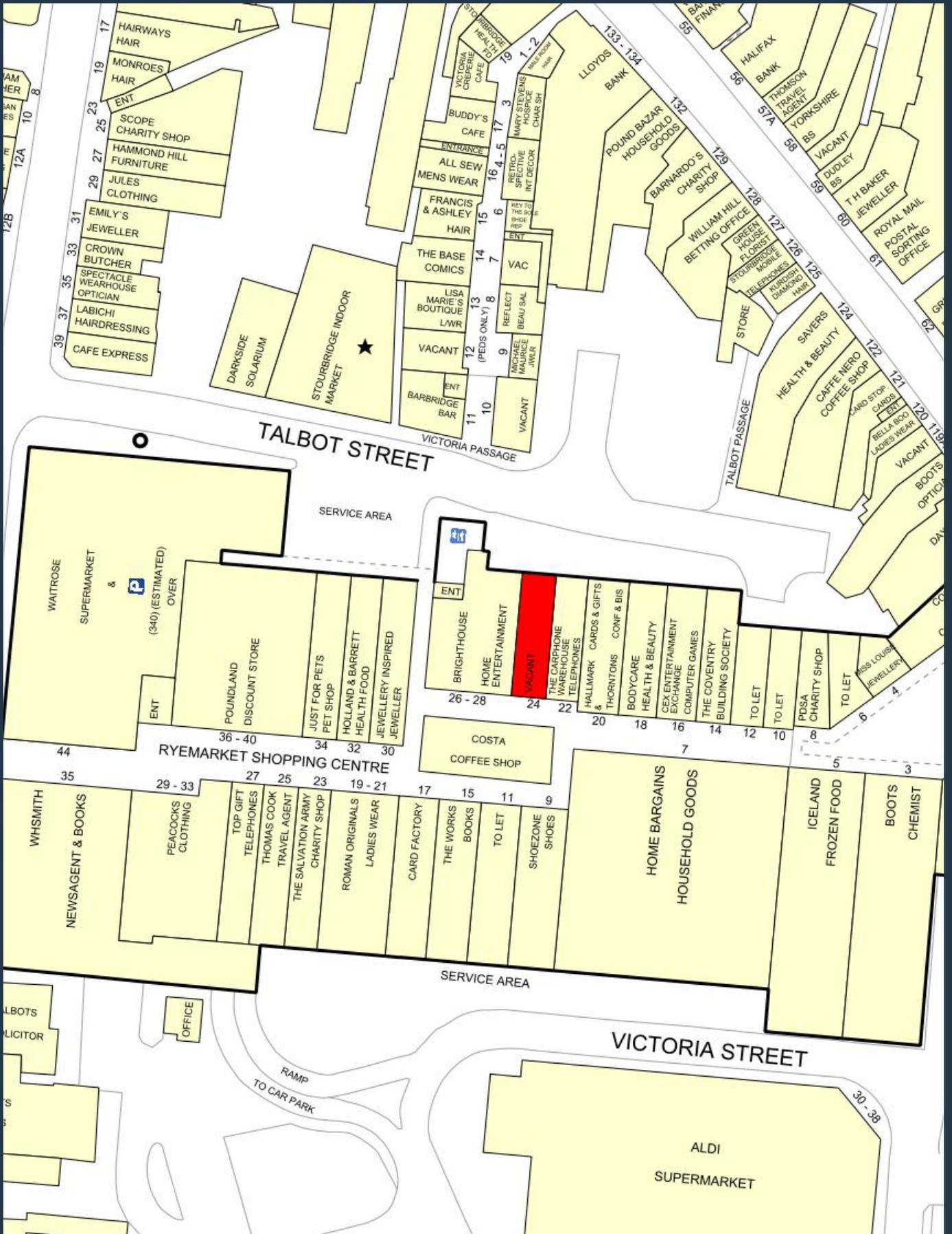
The Energy Performance Asset Rating is F.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with GVA.



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