

## To let

### Prime Shopping Centre Unit

27 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 within the covered shopping centre adjacent to Peacocks and Thomas Cook whilst opposite Poundland and in close proximity to Waitrose and WH Smith.

#### Terms

The premises are offered by way of a new lease for a term to be agreed.

#### Accommodation

Ground Floor Sales	1,281 sq ft	119.0 sq m
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#### Rent

Rental offers are invited in the region of £23,500 per annum exclusive.

#### Business rates

The property is assessed for rates as follows:

**Rateable value:** £19,500  
**Rate in £ (2018.19):** 48.0p  
**Rates Payable:** £9,360

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 £5,276 per annum.

#### Legal costs

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

#### EPC

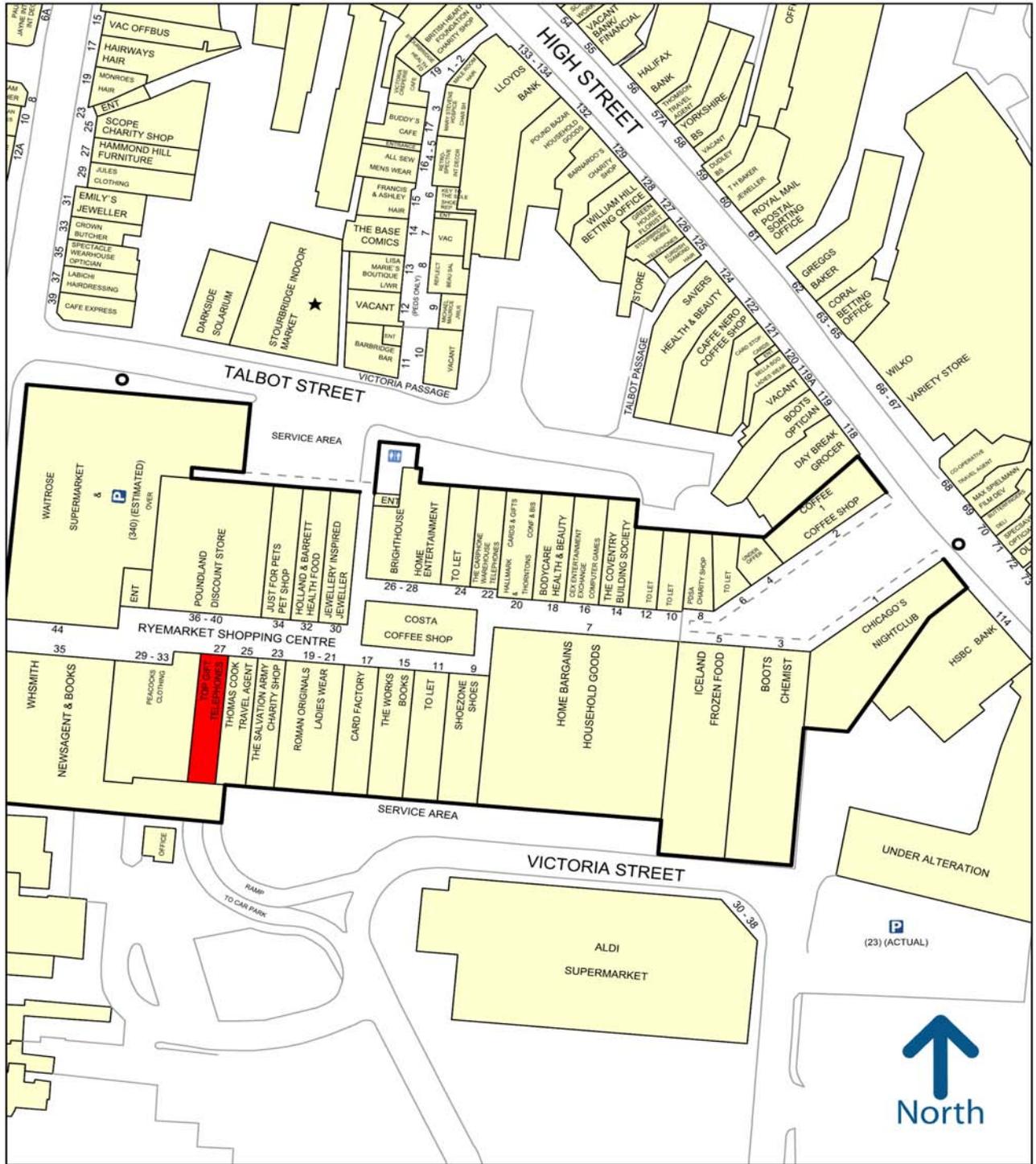
The Energy Performance Asset Rating is C 75.

#### VAT

VAT will be charged at the standard rate.

#### Viewing

Strictly by prior appointment with GVA.



Experian Goad Plan Created: 26/01/2018  
Created By: GVA



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