



To let

External Shopping Centre Unit

6 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 strong position on the external section of the shopping centre close to the High Street. It is situated adjacent Boots and Iceland and in close proximity to Coffee #1.

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.

Accommodation

Ground Floor Sales	764 sq ft	70.98 sq m
First Floor Ancillary	685 sq ft	63.64 sq m

Rent

Rental offers are invited in the region of £23,950 per annum exclusive.

Business rates

The property is assessed for rates as follows:

Rateable value: £19,000
Rate in £ (2018/19): 48.0p
Rates Payable: £9,120

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 £4,244 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 available on request.

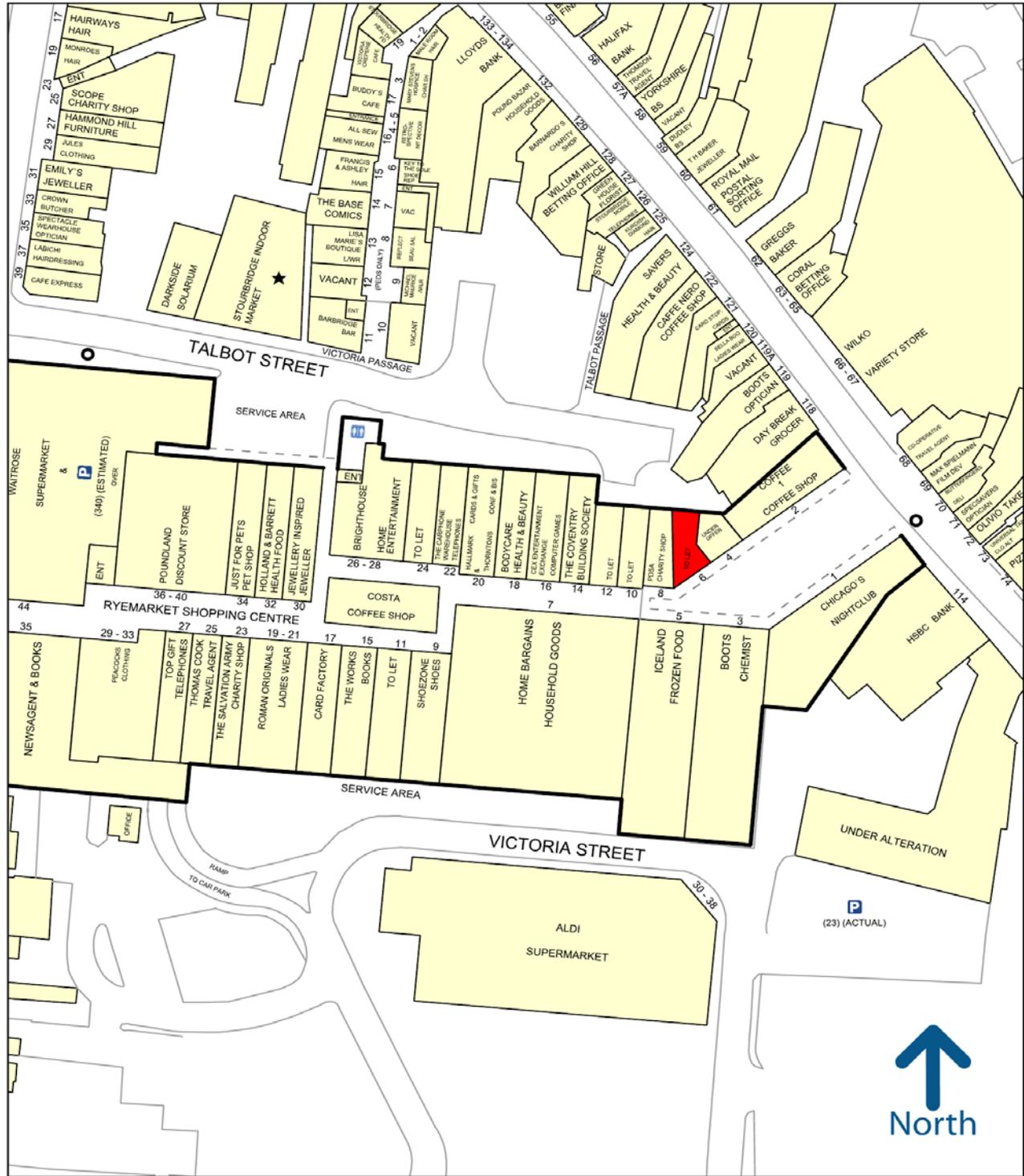
VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with GVA.

0121 236 8236
gva.co.uk/12373



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