



1 HEATH LANE, STOURBRIDGE, DY8 1RF

TO LET
RESTAURANT / BAR PREMISES

SIZE
4,368 SQ FT (405.8 SQ M)

TO LET
£25,000 PER ANNUM

Prominent roadside location

Substantial 1st floor restaurant / bar premises

Customer parking to the rear

Location

The property is prominently located on Heath Lane in Old Swinford in close proximity to the busy Hagley Road which provides access to Stourbridge Town Centre.

Description

The property boasts a prominent roadside location set across ground and first floor levels.

The ground floor comprises a well sized reception area with further additional rooms. Stairs lead from the reception area to the first floor restaurant area, additional restaurant/bar space and with the kitchen beyond.

The property benefits from customer parking to the rear.

Accommodation

Ground Floor

Reception 703 sq ft (65.3 sq m)

First Floor

Restaurant 1,685 sq ft (156.5 sq m)

Bar 988 sq ft (91.8 sq m)

Kitchen 992 sq ft (91.1 sq m)

Total 4,368 sq ft (405.8 sq m)

To Let

£25,000 per annum excl.

Rating Assessment

Rateable Value: Consult the VOA website
U.B.R.: 51.2p in the £ (2021/2022)

Lease Terms

Available by way of an FRI lease with a term & rent review pattern to be agreed.

V.A.T.

The property is registered for VAT purposes.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify that they are in working order or fit for their purpose.

Energy Performance Certificate

EPC rating – C59.

Certificate available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the letting.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

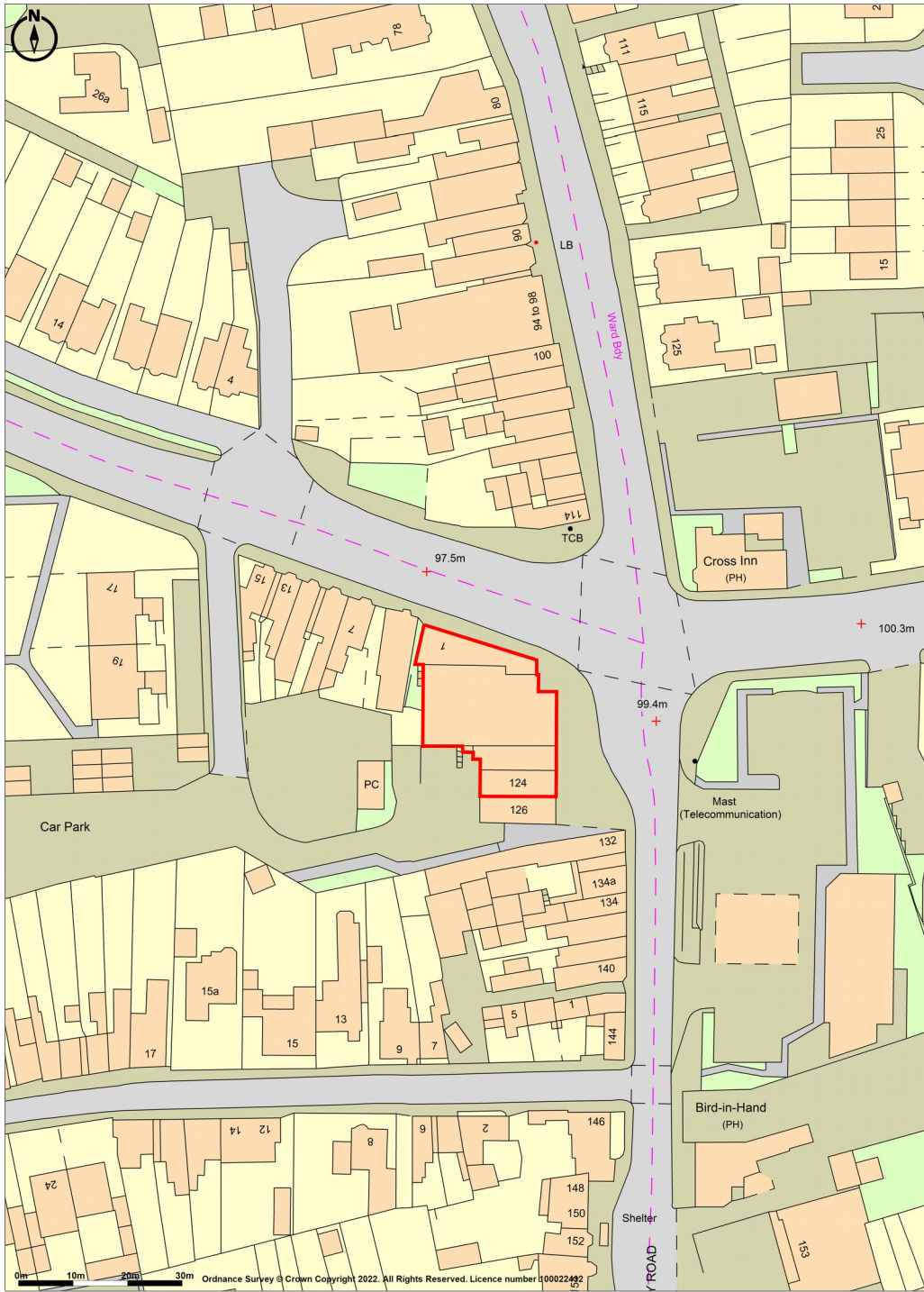
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