



ST JOHN'S CHAMBERS, 11 ST JOHN'S ROAD, STOURBRIDGE,
DY8 1EJ

TO LET
PRESTIGIOUS SELF-
CONTAINED FIRST FLOOR
OFFICES

SIZE

Office No. 1: LET
Office No. 2: LET
Office No. 3: 14'0" x 13'10"

RENT

£175 / month / office

LEASE TERM

Short term leases available

Small individual offices

Prominent Main Road Location

Fully carpeted, heated, alarmed

Door entry security system

Location

St. John's Chambers is situated in a prominent position within Stourbridge Town Centre immediately overlooking the Ring Road at its junction with the top of the High Street.

Description

There is 1 no. office immediately available on the first floor having a separate ground floor entrance between Connells Estate Agents and Millington's Hair Dressers. The suites benefit from excellent natural light, central heating, double-glazing, a security alarm, door entry system and are fully carpeted.

Accommodation

Office No. 1	Let
Office No. 2	Let
Office No. 3	14'0" x 13'10"
Office No. 4	Let
Office No. 5	Let
Office No. 6	Let

Rent

£175 / month / office.

Service Charge

There is a service charge payable in respect of heating, electricity, cleaning, water rates, refuse collection, management, etc.

Lease Terms

Available on short term leases.

Rating Assessment

Rateable Value: To be separately assessed.
U.B.R.: 51.2p in the £ (2021/2022)

* The property may qualify for 100 small business rates relief.

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

V.A.T.

No VAT payable.

Fixtures, Fittings & Services

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

Energy Performance Certificate

EPC – C74

Viewing

Michael Johnson (freeholder)
01384 395323
07970 910 135
michaeljohnson5@btconnect.com

