

G HERBERT BANKS

EST. 1898

Prominent Town Centre Retail Unit / Development Opportunity – For Sale (may let) 7,789ft² (723.66m²)



7 Bridge Street, Stourport on Severn DY13 8XD

- Class E Retail Unit – former foodstore premises
- Site area 0.22 acres
- Prominent roadside position off Bridge Street (A451)
- Edge of town centre position
- Development opportunity (STC)
- Located adjacent to Stourport Basin and Yacht Club
- Available with vacant possession from July 2023

FOR SALE BY PRIVATE TREATY

Quoting Price: £650,000 plus VAT

Viewing: By appointment with the selling agents – 01299 896 968
Please ask for Nick Jethwa MRICS



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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7 Bridge Street, Stourport on Severn DY13 8XD

Bewdley 4 ½ * Kidderminster 4 ½ * Bromsgrove 11 ½ * Worcester 15 * Birmingham 23
Approximate distance in miles

Location

Supporting a population of approx. 21,000 residents, Stourport on Severn is located in North Worcestershire, 23 miles south west of Birmingham, 15 miles north of Worcester and 11.5 miles west of Bromsgrove. The subject property is located on Bridge Street (A451), a mixed commercial location to the south of High Street. The property fronts Bridge Street, and to the rear there is the Stourport Basin which is now home to the Yacht Club and various other local/tourist amenities

Stourport on Severn benefits from shopping, leisure and education amenities. There are greater facilities in adjoining Kidderminster and also the cathedral cities of Worcester and Birmingham. Access to the national motorway network is via the M42 and M5.

The Wyre Forest is a major tourist destination, including the West Midlands Safari Park, Severn Valley Heritage Railway and Arley Arboretum. Stourport on Severn is renowned for its Canal network which opened in 1771 with five canal basins and canals, which provide plentiful outdoor opportunities.

Description

The subject property comprises a former supermarket premises which has been adopted as retail space for the last 10+ years. Comprising approx. 7,789 sq ft, and sitting on a site of approx. 0.22 acres the premises provide sales, storage and staff accommodation over a single level, with a loading/unloading facility accessed from Bridge Street. There is a council operated pay and display car park adjacent to the subject premises, and further parking facilities known locally as the 'Riverside Carparks' are located off Martins Way, by the library, which is a short walk from the subject premises. Further development potential should be considered, subject to necessary consents

Description	M ²	Ft ²
Sales Area	591.14	6,363
Ancillary	111.44	1,199
Staff	21.08	227
Total	723.66	7,789

Tenure & Possession

The property is currently occupied under a Lease which expires in June 2023 following which vacant possession will be obtained.

Energy Performance Certificate

C51

VAT

The property is VAT registered

Rating Assessment

We understand from the Valuation Office Agency that the current rateable value of the shop and premises is £65,500.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority

Services

We are advised that mains electricity, water, gas are connected to the premises.

Planning

The property is categorised as retail within Use Class E and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. Please contact Wyre Forest District Council with any further planning enquiries.

Viewing

Strictly by prior arrangement with the Joint Agents.

Contacts:

Nick Jethwa Email: nj@gherbertbanks.co.uk

Tel: 01299 896 968

Joint Agent Doug Tweedie doug@fhp.co.uk

Tel: 07887 787 892

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed

AGENT'S NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman. Sales particulars produced in May 2023.



