



## 55 HIGH STREET, STOURBRIDGE, DY8 1DE

### TO LET

PROMINENT RETAIL UNIT

#### Size

NIA Approx. – 4,536 sq ft (421.4 sq m)

#### To Let<sup>a</sup>

£50,000 PER ANNUM EXCL.

RENTAL INCENTIVES  
AVAILABLE

Prominent retail unit with uppers on  
Stourbridge High Street

Rental incentives available to  
prospective occupier

Extensive parking to the rear solely  
demised to the prospective tenant

Numerous national brands nearby

## Location

The property boasts a prominent position on the busy Stourbridge High Street with a number of nearby national brands including Halifax and Lloyds Bank.

## Description

The property comprises a former bank with an extensive retail area on the ground floor and upper offices and ancillary rooms. There is a large yard to the rear with extensive parking facilities to be solely demised to the tenant.

## Accommodation

### Ground floor

|                                     |             |
|-------------------------------------|-------------|
| Retail Area<br>(incl. safe & store) | 2,688 sq ft |
| Staff Rooms                         | 275 sq ft   |
| W/C                                 | -           |

### First floor

|              |             |
|--------------|-------------|
| Front Office | 1,075 sq ft |
| Kitchen      | 283 sq ft   |
| Stores       | 80 sq ft    |
| Plant Room   | 135 sq ft   |

**Total NIA** 4,536 sq ft

## To Let

£50,000 per annum excl.

## Term

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

## V.A.T.

The property is VAT registered.

## Rating Assessment

|                 |                            |
|-----------------|----------------------------|
| Rateable value: | £41,500                    |
| U.B.R.:         | 51.2p in the £ (2023/2024) |

## 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.

## Legal Costs

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

## Energy Performance Certificate

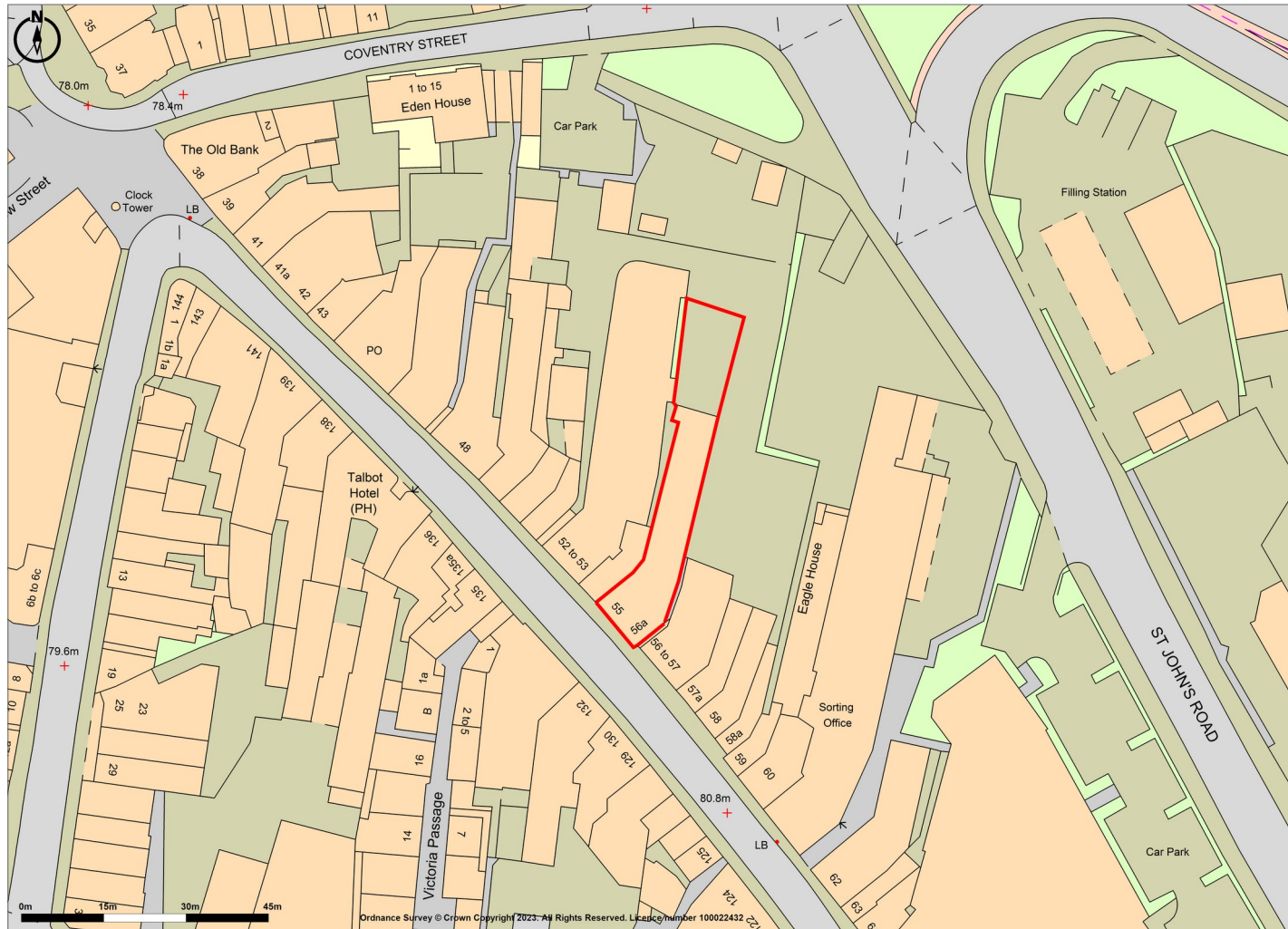
Please contact the agent for further details.

## Viewing

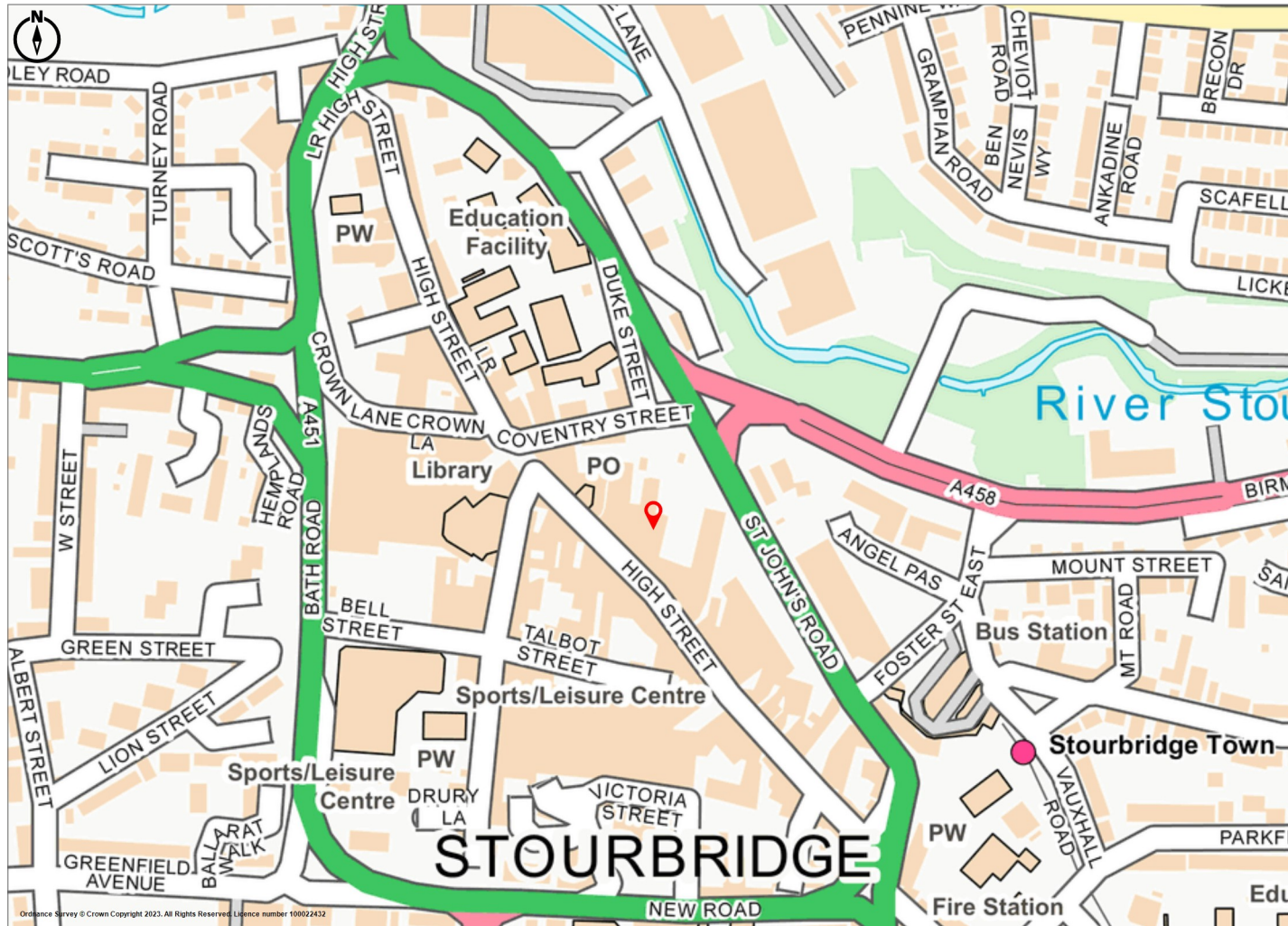
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