

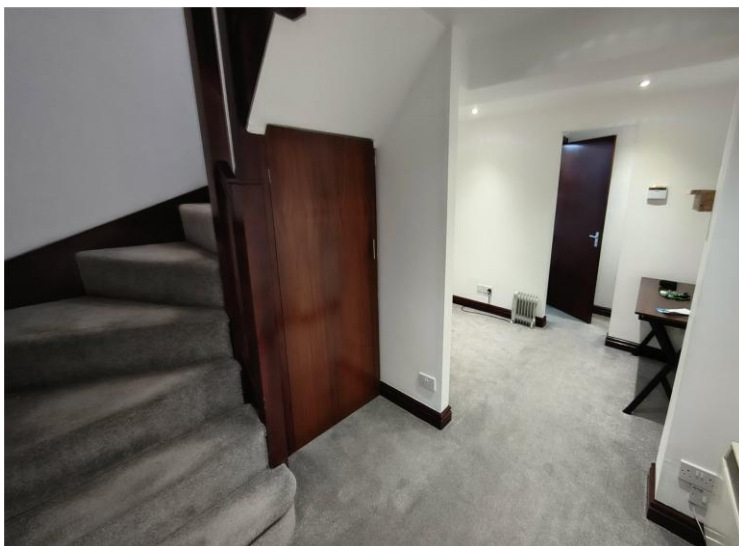


Doolittle & Dalley.

Selling, Letting & Managing Property since 1893

Bankside, 6 Parkes Passage,
Stourport-on-Severn,
Worcestershire, DY13 9EA
£425 per month

- Detached commercial premises
- Just off the High Street
- Ground floor office
- 1st Floor Open plan Office
- Toilet facilities
- EPC = TBC



TO RENT £425 per month TO RENT - £5,100 Per Annum / £425 per calendar month

Approx. 247 Sq ft / 23 Sq. m

A detached office premises which is located just off the High Street in Stourport on Severn.

The property comprises of an open plan reception/office area with a storage cupboard, toilet facilities and a small kitchenette

Open Plan reception Area

Entrance door, understairs store cupboard, electric heater.

Ground Floor office area

10'3" x 7'2" (3.12m x 2.18m)

Open plan from the reception area, double glazed window.

Kitchenette area

5'1" x 2'11" (1.55m x 0.9m)

Stainless steel sink, wall unit, water heater.

Toilet

4'8" x 2'11" (1.42m x 0.9m)

WC & wash hand basin.

Stairs to

Open plan first floor Office

17' (5.18) x 10'3" (3.12) - 7'8" (2.338) x 4'10" (1.474)

Double glazed window, x2 Velux windows, beams with height of 1.66m, electric heater.

Outside

Three parking spaces in communal carpark.

Rent

£5,100.00 per annum / £425.00 per calendar month.

Business Rates

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreferestdc.gov.uk

Lease Details

New Lease available on fully repairing and insuring Terms.

Building Insurance

The ingoing tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis to the tenant and will be reviewed every year.

Legal Fees

Each party is to pay their own legal fees in connection with the production of the lease.

Referencing / Deposit

A successful tenant will need to provide satisfactory references and will be chargeable to the letting agent.

The deposit required is equivalent to three months rent.

Services

Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Money Laundering Regulations 2003

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 Lease 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 lease cannot proceed.

