

## New Lease Available – Vacant ground floor space suitable for a variety of uses – Subject to Consents

**Ground Floor**  
276.38m<sup>2</sup> (2,975ft<sup>2</sup>)

- Vacant ground floor premises suitable for a number of uses (subject to consents)
- Alternative uses to include Offices, Storage, Training, Medical, Workshop etc
- Principal access from rear car park
- Easy to access town centre location
- High Street amenities in immediate vicinity
- Parking available



**TO LET**



Location



Gallery



Contact



## Location

Stourbridge is an affluent town of approximately 55,000 residents and a catchment population of approx. 440,000 within 10km.

Located 12 miles south west of Birmingham, and 10 miles north east of Kidderminster, Stourbridge is conveniently located 7 miles from M5 junctions 3 & 4.

High Street and Ryemarket Shopping Centre are the principal shopping areas in the town, with footfall rising in the Waitrose anchored Ryemarket to over 80,000 per week, a near 15% uplift since early 2023.

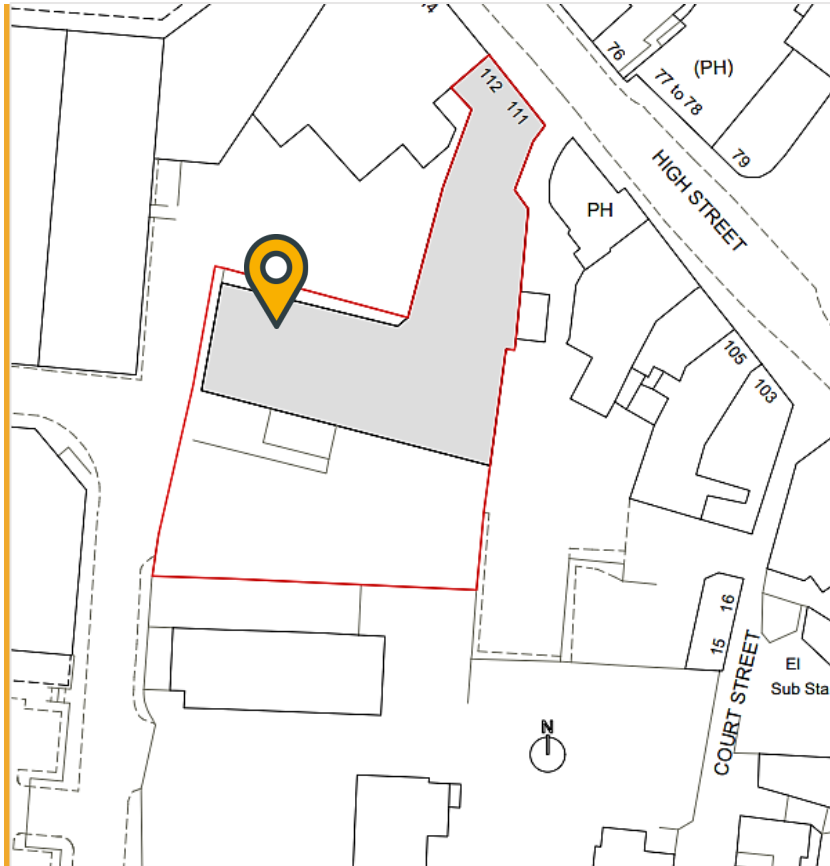
## Situation/Description

The subject premises comprise vacant ground floor, open plan space with good floor to ceiling heights.

Planning has been granted for a residential conversion, but our client is open to alternative uses, such as offices, storage, training or medical, subject to consents.

The principal entrance is off the car park, accessed from Victoria Street, but an entrance can be created off High Street if required.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	276.38	2,975

## Tenure

A new lease is available.

## Rent

On application.

## VAT

The property is elected for VAT purposes.

## Rateable Value

To be reassessed.

## Costs

Each party will be responsible for their own legal and professional costs involved in connection with the transaction.

