

TO LET RETAIL/CAFÉ PREMISES

UNIT 4 CROWN CENTRE STOURBRIDGE DY8 1YD



LOCATION

Stourbridge is a Black Country market town lying approximately 12 miles to the west of Birmingham City Centre. The town centre is anchored by a large **TESCO EXTRA STORE**

Retailers in the near vicinity include **SUBWAY, TIMPSON,** and **BARNARDOS.**

DESCRIPTION

The unit is arranged over the ground floor.

ACCOMMODATION

The premises comprise of the following approximate floor areas:-

Ground Floor Sales Area	50.31m²	541 sq ft
Reduce Head Height Area	4.46m²	48 sq ft

RENT

The premises will be made available at a commencing rental of £9,000 pax.

TENURE

The premises will be available to let by way a new full repairing and insuring lease upon terms to be agreed and to be taken outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certification can be made available upon request.

SERVICE CHARGE

The annual service charge for the year end March 2026 is £1,367.74 plus VAT.

PLANNING

We understand the premises may have existing Class E consent.

We understand from our enquiries via the Local Authority website that the property is not listed but does lie within a Conservation area. We suggest that all interested parties verify the above information with the Local Authority.

RATEABLE VALUE

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

Rateable Value (2023 Assessment)	£7,500.00
---	------------------

We suggest that all interested parties should verify the above information with the Local Authority.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Retained Agents.

Andrew Benson
Wright Silverwood
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF
VAT
SUBJECT TO CONTRACT**

Date: August 2025

0121 454 4004



IMPORTANT NOTICE
 Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.