



52 High Street, Stourport-on-Severn, Worcestershire, DY13 8BX

TO RENT £10,750/£895.83 per calendar month. Gross internal retail area approximately 44 sq mtrs 473.61 sq ft. Prime retail shop premises with kitchenette, toilet facilities and rear bin store and loading bay (NOT PARKING). Located in the High Street of River Town Stourport on Severn. EPC - B

- GIA 50 sq mtrs/542.35 sq ft
- Self contained Retail Shop with kitchenette
- W/C
- Immediate Occupation
- Riverside Town
- Town Centre High Street Location
- EPC - B

£10,750 per annum/ £895.83 PCM

Retail Area**32'10" x 15'8" (10m x 4.78m)**

Less .95m x 4.00m. Glass Frontage

Kitchenette**11'8" x 4'9" (3.56m x 1.45m)****W.C.,****2'10" x 4'9" (0.86m x 1.45m)**

With low flush w.c and pedestal wash hand basin.

Rent

£10,750 per annum/£895.83 per month

Business Rates

The current rateable value is £7,400

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. Available August 2026

Legal Fees

Each party pays their own legal fees

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. Prospect tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the lease.

Viewing

By prior telephone appointment with Doolittle & Dalley on 01562 821600

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

Referencing / Deposit

A successful tenant will need to provide satisfactory references. The Landlord will also require a deposit equivalent to three months rent

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.

Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
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 intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.



More energy efficient

A+**A** 0-25**B** 26-50**C** 51-75**D** 76-100**E** 101-125**F** 126-150**G** Over 150

Less energy efficient

Net zero CO₂ emissions

48 This is how energy efficient the building is.

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