

# RETAIL Stourbridge

141, High Street DY8 1BF

Freehold, With  
Vacant Possession



## EPC

A copy of the Energy Performance Certificate is available on request.

## SHOP TO LET

### LOCATION

Stourbridge is a market town in the West Midlands approximately 6 miles south west of Dudley, 11 miles south of Wolverhampton and 15 miles west of Birmingham.

### SITUATION

The premises comprise a three story building with imposing double frontage, being of traditional brick construction under a pitched tiled roof. The unit was previously used as a bank.

The ground floor provides an open plan sales area. The first and second floors offers ancillary storage and staff welfare areas and storage.

### PLANNING

The premises have retail class E(a) consent under the Town and Country Planning Act (Use Classes Order) 1987 (As Amended). Interested parties are advised to clarify their use direct with the local planning department.

**FREEHOLD** - with vacant possession.

### PRICE

Offers over £450,000 on a freehold sale basis.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

## ACCOMMODATION

Ground Floor	2,155 sq ft	200 sq m
First Floor	570 sq ft	53 sq m
Second Floor	891 sq ft	83 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 39,750
Rates Payable (2022/2023)	£ 20,352

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWING

For further information or to arrange a viewing, please contact:

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