



Picton Jones & Co

0121 643 3232

TO LET
SHOP AND PREMISES
28 HIGH STREET
STOURPORT ON SEVERN
WORCESTERSHIRE, DY13 8BE



- PRIME TRADING LOCATION
- COMPETITIVE TERMS
- READY TO TRADE

SITUATION/LOCATION

Stourport on Severn is a prosperous Market Town Situated 18 Miles South West of Birmingham, 4 Miles South of Kidderminster and 11 Miles North of Worcester.

Situated in the Wyre Forest District of North Worcestershire, the Town is Located on the Main A451, enjoying excellent logistics with the Surrounding Area.

The Property is Located on the Main High Street, Stourport's Main Retail Centre. The High Street has Free On Street Carparking for 30 minutes with multiple Pay and Display Parking Provisions available within the immediate vicinity.

Adjoining and nearby Retailers include B&M, Superdrug, Holland & Barrett, HSBC, Specsavers, etc. See Plan Over

DESCRIPTION / ACCOMMODATION

The Premises Comprise Ground Floor Sales with Rear Ancillary, together with Two Self Contained One Bedroom Maisonettes at Upper Floor Level, accessed from the Rear Yard.

The Upper Floor Maisonettes are currently Vacant.

Gross Frontage	26' 3"
Internal Width	25' 0" (Widening to Rear)
Ground Floor Sales Area	1,729 sq ft
Rear Ancillary	197 sq ft
W/C Accommodation	
Rear Yard with Store	170 sq ft
First Floor 2 x 1 Bedroom Maisonettes	

TENURE / RENTAL

The Premises are to be made Available by way of a New Over-Riding Lease for a Term to be agreed on effective FR&I Terms, subject to a 5 yearly Rent Review Pattern, at a Commencing Rental of £22,500 p.a.x.

It is considered that the Maisonettes will attract a Rental in the order of £400 per Maisonette per Month with Income approaching £10,000 per annum. The Resultant Net Rent Payable for the Ground Floor Shop is envisaged to be circa £12,500 p.a.x.

RATEABLE ASSESSMENT:

We are verbally advised that the Shop Premises have a Rateable Value of £19,000.00 with rates payable for 2021/2022 of £9,481.00

The Government has recently announced that Occupiers of Shop Premises may qualify for a Retail Discount of 66% of the Business Rates Payable to 31st March 2022.

The Upper Floor Maisonette Accommodation is Separately Banded.

Interested Parties should make their own Enquiries of the Local Authority for Further Information.

LEGAL COSTS:

Each Party to be responsible for their own legal costs associated with the transaction.

VIEWING:

STRICTLY BY APPOINTMENT with the Joint Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/11/2021.) or Brackenridge Hanson Tate 0113 244 9020

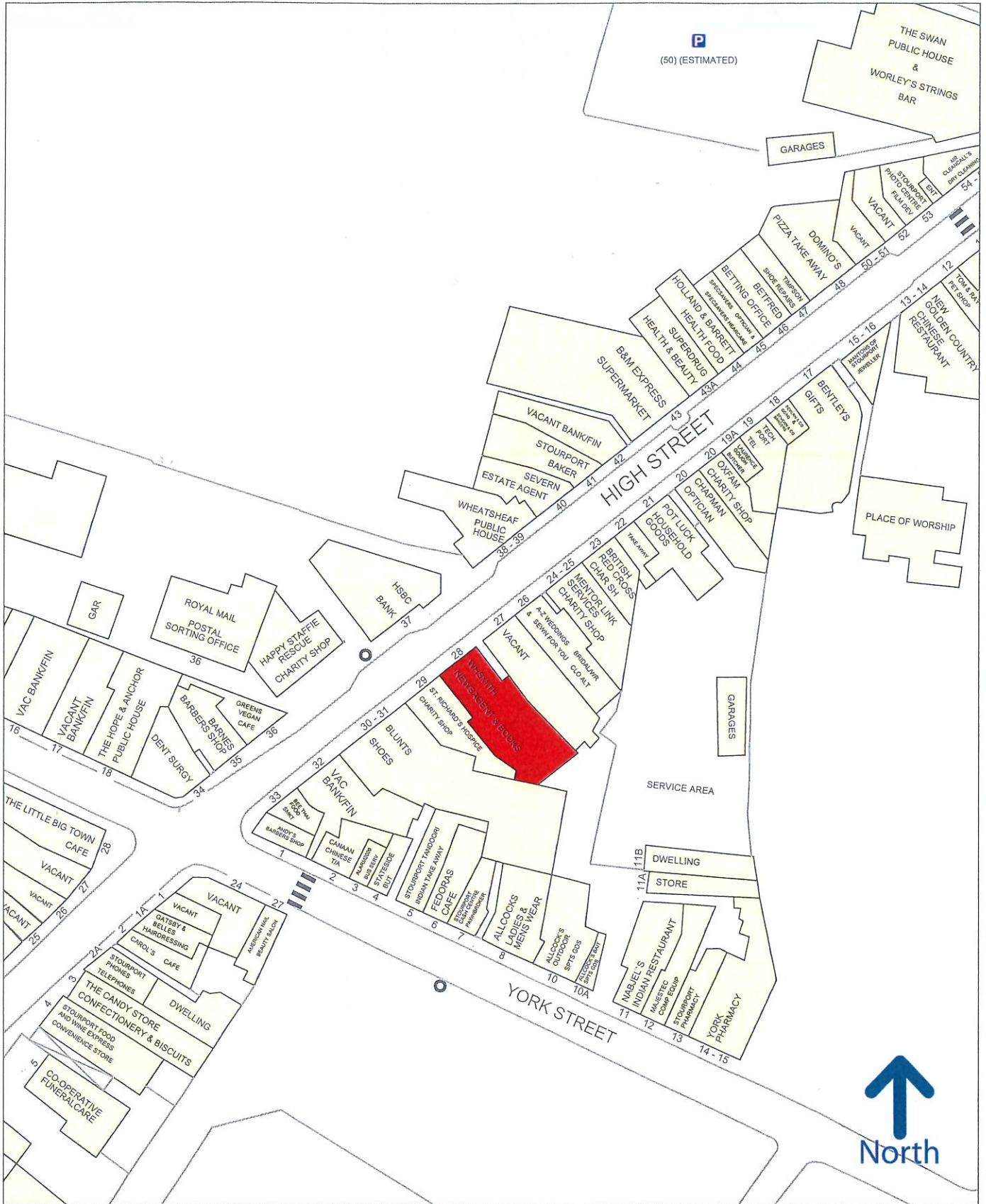
SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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Experian Goad Plan Created: 10/11/2021
Created By: Picton Jones

50 metres



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