

Subject to Vacant Possession

TO LET

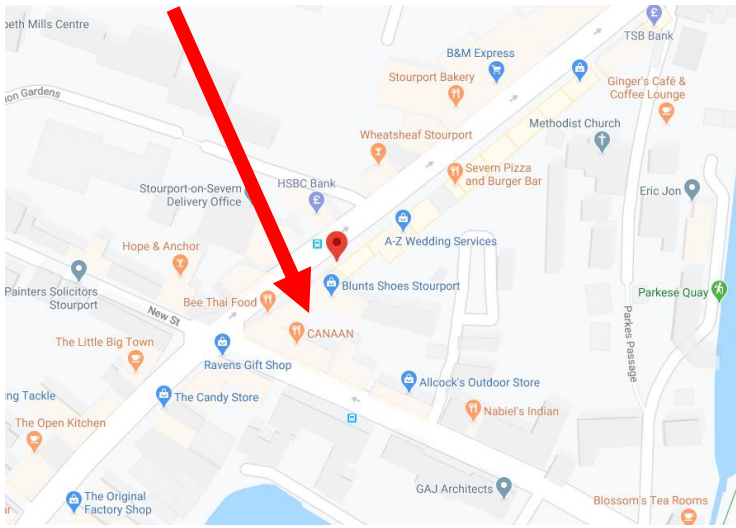
Ground Floor Retail Unit



32 High Street
Stourport-on-Severn
Worcestershire
DY13 8BE

1,664 Sq Ft (154.58 Sq M)

- ❖ Grade II Listed Building
- ❖ Located in a prime retail position in Town Centre
- ❖ Double Frontage
- ❖ New Lease available
- ❖ Rear Loading Access



LOCATION

The property is prominently located in the main High Street in Stourport-on-Severn close to the junction with New St, Bridge St, and York St.

Nearby occupiers include Blunts Shoes, B&M express, Betfred, Co-Op Travel, Post Office, Superdrug, Cardfactory, Specsavers, Timpsons, and Dominos.

DESCRIPTION

The available property comprises the ground floor of the three storey Grade II listed building.

Approached from a recessed double set of entrance doors set behind an electrically operated roller shutter door, the property enjoys an extensive glazed frontage set within period timber framed window units.

Internally the space provides mainly open plan retail accommodation with false ceiling incorporating recessed lighting, and benefits from a small office area, and toilet and kitchenette facilities.

There is an access to the rear of the retail unit off York Street for loading/unloading purposes.

SERVICES

Mains water, drainage and electricity are all connected to the property, however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

FLOOR AREA

Retail: 1,585 sq ft (147.25 sq m)
Storage/Office: 79 sq ft (7.33 sq m)
Total: 1,664 sq ft (154.58 sq m)

LEASE TERMS

The property is available by way of new FRI type lease for a term of years to be agreed between the parties.

RENTAL

Upon Application.

All rentals etc are quotes exclusive of business rates, water rates, service charges, and all other outgoings, etc. Rental are payable quarterly in advance.

BUSINESS RATES

2023 Rateable Value – £18,750

Retail, Leisure, Hospitality, and Small Business Rate relief may apply subject to eligibility.

SERVICE CHARGE

A service charge will be levied to cover the cost of the upkeep, maintenance and management of the external parts of the building (excluding shop front).

BUILDINGS INSURANCE

The landlord will insure the building, with a fair proportion of the premium to be reimbursed by the tenant.

POSSESSION

Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

VAT

All rentals etc exclude VAT, which is chargeable as an addition and at the prevailing rate.

LEGAL COSTS

Each party to pay their own legal costs incurred in a transaction.

ENERGY PERFORMANCE CERTIFICATE

B29.

VIEWING

By appointment with the agents: -



Contact: Luke Neal or Chris White

Ref:2387/04/25

Notice & Conditions

White Rose Real Estates Ltd for themselves for any joint agents, the vendors or lessors give notice that these particulars have been prepared and are intended for the general guidance of the prospective purchasers or lessees but do not constitute or form part of any offer or contract. All information, descriptions, dimensions, reference to permissions, use, occupation and other details is supplied in good faith and believed to be correct at the date of issue. The accuracy of such information cannot however be guaranteed and intending purchasers or lessees must rely on their own inspection, enquiries and survey. Neither the Directors nor the staff of White Rose Real Estates Ltd or any joint agent or sub agent has the authority to make or give any representations or warranties whatsoever in relation to the property.