



First Floor Offices, 119/120 High Street, Stourbridge,
West Midlands, DY8 1DT

Rent: £10,250 per annum

To Let On a New Lease

Subject to contract



Modern offices with separate ground floor entrance. Easily manageable space.

- First Floor Office
- Modern
- Open Plan
- May Qualify Small Business Rates Relief
- Alternative Uses
- Town Centre Location
- Above Boots Opticians
- EPC: D (98)

Size approx. 1,712 Sq Ft (159.04 Sq M)

Virtual Tour: <https://my.matterport.com/show/?m=Do9jKYSjAVA>

DESCRIPTION

The property comprises the first floor of a modern block of retail, office and leisure accommodation having a separate ground floor entrance from the High Street. The offices offer easily manageable space with carpets, electric heating, perimeter trunking and category II lighting and a fitted kitchen with shared ladies and gents toilets.

SITUATION

Offices to first floor location with entrance off main High Street above main prime retailing position amongst a range of local and national concerns. Stourbridge is an established retail and commercial centre on the edge of the West Midlands conurbation with a population of around 60,000. Wolverhampton and Kidderminster are each about 10 miles distant; Birmingham 15 miles.

What3words.com: [///calm.stacks.gently](https://w3w.co/calm.stacks.gently)
<https://w3w.co/calm.stacks.gently>

ACCOMMODATION

(All measurements are approximate and on IPMS 3 (Office) basis)

Office with kitchen to First Floor. Communal areas include Male WC to 1st floor and Female WC to 2nd floor.

First Floor	Offices	1,597 Sq Ft (148.36 Sq M)
First Floor	Kitchen	115 Sq Ft (10.68 Sq M)
Total		1,712 Sq Ft (159.04 Sq M)

TENURE

The premises are to be let on a new lease of 6 years on a tenant's apportioned full repairing and insuring basis. The lease will be subject to a rent review/tenant break option at the end of year 3.

SERVICE CHARGE

There will be a service charge payable by the tenant.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/4361-8832-8062-8495-0202>

RATING ASSESSMENT

Current Period RV £13,500, payable £3,368.25 per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/valuations/4425087000>

LOCAL AUTHORITY

Dudley Metropolitan Borough Council
Council House
Priory Road
Dudley
West Midlands
DY1 1HF
Tel: 0300 555 8000 option 2

TOWN PLANNING/USE

The property's existing town planning use Class E Offices and is as a fitness centre, beauticians, hairdressing and associated offices* within the Town & Country Planning Act 1987 Use Classes Order. It is understood that change of use to Classes administrative or professional service offices would be acceptable to the local planning authority, although other uses may be considered suitable, subject to planning.

Prospective occupiers should rely on their own enquiries with the planning authority as to whether planning permission is necessary for their proposed use.

*Reference P07/1349. Occupiers must rely on their own enquiries with the local authority concerning possible use of the property

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of initial marketing the Owner/Landlord had elected not to charge VAT on the rent.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

Chris Pook

cjp@cgpooks.co.uk

James Satoor

james.satoor@cgpooks.co.uk

Vasil Valkanov

vasil@cgpooks.co.uk

Virtual Tour: <https://my.matterport.com/show/?m=Do9jKYSjAVA>





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