



Unit 11 Victoria Passage, Stourbridge, West Midlands DY8 1DP

BAR/CAFE/RETAIL

- ▶ **731 sq ft (67.9 sq m)**
- ▶ **Fully refurbished to a high standard**
- ▶ **Suitable for a variety of uses subject to planning**
- ▶ **Popular retail arcade**

For enquiries and viewings please contact:



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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.

Victoria Passage is a charming pedestrianised shopping arcade in the town centre, that links High Street with Talbot Street. High Street is a main thoroughfare through Stourbridge and is generally regarded as a highly sought-after retail destination that links with the ring road to the South.

Victoria Passage has a good mix of independent retailers and leisure operators. Existing uses include barber, hair salon, gift shop, jewellers, textiles shop and a dog groomers. The landlord is keen to maintain a good occupier mix and welcomes new uses to the arcade.

Description

A self contained, single storey unit of 731 sq ft located opposite the Rye Market Shopping Centre within the Victoria Passage, just off from Stourbridge High Street, and provides a purpose-built shopping arcade that offers a terrace of retail and leisure units, either side of a pedestrian walk way.

The premises has been refurbished to a high standard to include suspended ceiling with LED light panels, newly fitted w.c. facilities and redecorated externally.

Accommodation

	Sq M	Sq Ft
Ground Floor	67.9	731
Total	67.9	731

Measurements are quoted on a Net Internal Basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services with the exception of gas are connected to the property.

Planning

Established use as a bar and premises falling within Sui Generis. Alternative uses may require planning for change of use. Interested parties should confirm their own use direct with the local planning department on 01384 814136.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is currently listed as a Shop and Premises and has a rateable value of £9,800. Subject to status, the tenant might qualify for 100% rates relief. Source: VOA.

Rent

The property is available to rent for £11,000 per annum, exclusive of VAT, service charge and any other applicable charges.

Service Charge

A service charge for the upkeep of the common areas and estate will be levied. This years budget is currently being reassessed. The service charge figure is reviewable annually.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A copy of the EPC is available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

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