



Unit 13 Victoria Passage, Stourbridge, West Midlands DY8 1DP

RETAIL

- ▶ **758 sq ft (70.4 sq m)**
- ▶ **Suitable for a variety of uses subject to planning**
- ▶ **Popular retail arcade**
- ▶ **Close to the Rye Market Shopping Centre entrance and High Street**

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, palates studio, 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, ground floor unit of 758 sq ft located in the heart of Victoria Passage. A short walk from Stourbridge High Street and Rye Market Shopping Centre. Victoria Passage provides a purpose-built shopping arcade that offers a terrace of retail and leisure units, either side of a pedestrian walk way.

The Premises offers a predominantly open plan sales area with ancillary storage and staff area to the rear. The unit benefits from laminate flooring, suspended ceiling, LED light panels and an attractive period style double fronted display.

Accommodation

	Sq M	Sq Ft
Unit 13	70.4	758
Total	70.4	758

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

The premises has Class E (Business, Commerce and Services) of the Use Classes Order 1987 (As Amended). Interested parties should confirm their own use direct with the local planning department on 01384 814136.

Business Rates

The property is currently listed as a Shop and Premises and has a rateable value of £12,750.
Source: VOA.

Rent

The property is available to rent for £11,500 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.

Date Produced: 26-Feb-2026



