



Doolittle & Dalley.
CELEBRATING 125 YEARS

50 High Street, Stourport-on-Severn, DY13 8BX
£8,000 per annum

- Ready for immediate occupation
- Lease Terms negotiable
- Suitable for a variety of retail and associated shop uses
- Take-away use not permitted
- EPC=C



To Rent £8,000 per annum/£666.66 per calendar month. Gross internal retail area together with rear entrance area and passage way, totalling approximately 58.74 sq mtrs (632 sq ft), or thereabouts. Double fronted shop premises in a prominent location within the central busy shopping area of High Street, Stourport on Severn.

EPC=C Further pictures can be seen online at www.doolittle-dalley.co.uk

Retail Area

Totalling approximately 52.39 sq mtrs (564 sq ft)

Separate WC

Low flush wc. Wash hand basin

Rear Store and Passage

Access to Cellar

Rent

£8,000 per annum (£666.66 per calendar month)

Business Rates

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreforestdc.gov.uk

Lease Details

New lease available. Term negotiable.

Legal fees

In going tenant to pay Landlords reasonable legal fees

Services

Mains water, gas, electricity and drainage. The property has gas fired central heating, via a 'Worcester' boiler serving radiators. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate

Fixtures & Fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the lease

Viewing

By prior telephone appointment with Doolittle & Dalley on 01562 821600

Reference

JEA/CF 25.11.2020

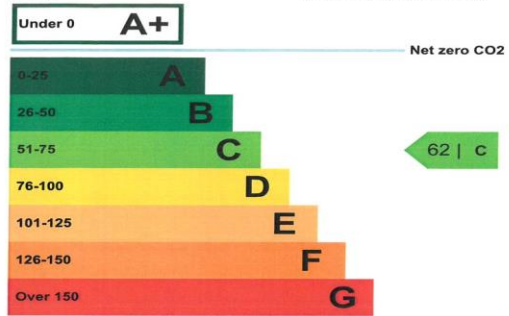
Misrepresentation Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

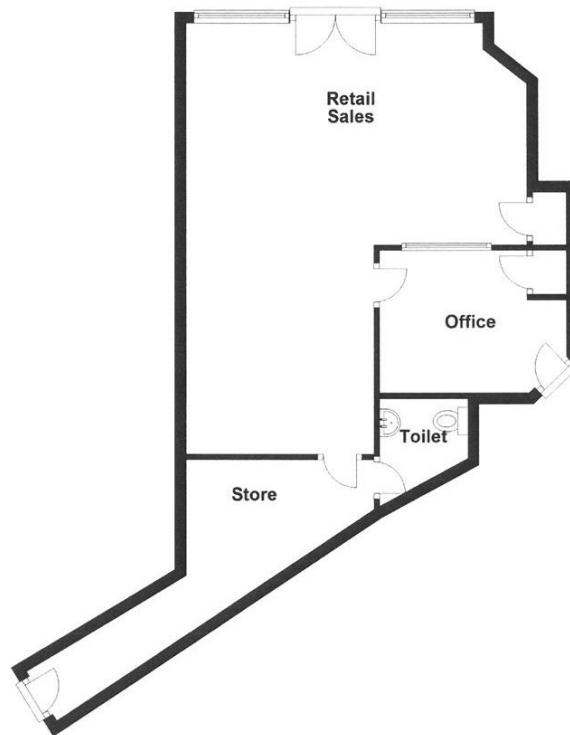
77 | D

Breakdown of this property's energy performance

Main heating fuel
Natural Gas

Building environment
Heating and Natural Ventilation

Ground Floor



All measurements have been taken as a guide only and are not precise so floor plans are not to scale and whilst best efforts are made, accuracy cannot be guaranteed
Plan produced using PlanUp.

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