



2 Calder Road, Stourport-on-Severn, DY13 8QD

TO LET £5,000 per annum. Part of an existing parade of shops including a convenience store and hairdressers. Approximate net internal area 52 sq mtrs (559 sq ft). Self-contained lock up shop comprising of retail area, counter area, rear kitchen and w.c. Customer car parking nearby. No A3/A5 use permitted.

- Double fronted lock up shop
- Net internal area approx 52 sq mtrs/559 sq ft
- Leasehold
- Customer parking nearby
- Immediate occupation
- EPC=D

£5,000 per annum

Main Retail Area**16'2" x 24' (4.93m x 7.32m)**

(4.93m x 7.32m) -

Area**387 sq ft**

(36 sq mtr)

Counter Area**4'4" x 14'10" (1.32m x 4.52m)**

(1.32m x 4.52m) -

Area**65 sq mtr**

(6 sq mtr)

Rear Kitchen**8'7" x 8'9" (2.62m x 2.67m)**

(2.62m x 2.67m) -

Area**75 sq ft**

(7 sq mtr)

W.C.**5'8" x 5'9" (1.73m x 1.75m)**

(1.73m x 1.75m) -

Area**32 sq ft**

(3 sq mtr)

Low flush W.C.

Wash hand basin

Outside

Customer parking nearby

Fixtures & Fittings

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

Business Rates

The current rateable value is £3,250. 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 The premises are available on terms to be negotiated on the basis of internal repairing

Class Use - A1 Retail**Services**

Mains water, electricity and drainage are connected. 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. Prospect tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Viewings

By prior appointment with Doolittle & Dalley (01562) 821600

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.

REFERENCE KID210089

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.