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commercial property

RICS



- HIGH FOOTFALL VISIBILITY
- EXCELLENT TOWN CENTRE LOCATION
- POSITIONED AMONGST NATIONAL AND INDEPENDENT RETAILERS

RETAIL

2,257 SqFt (210 SqM)

£250,000

71 High Street, Stourbridge, DY8 1DX

FOR SALE

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Description

Situated in a prominent position on Stourbridge's bustling High Street, this well-presented former Specsavers unit offers an exceptional opportunity for retailers seeking a high-visibility presence in a thriving town centre location.

The property comprises approximately 2,257 sq ft arranged over three floors, with the retail area occupying circa 1,741 sq ft across the ground floor. The layout provides a versatile and spacious retail environment, ideal for a variety of uses including fashion, health & beauty, professional services, or specialist retail.

Location

71 High Street is prominently situated in the heart of Stourbridge town centre, a well-established retail and commercial destination within the Metropolitan Borough of Dudley, West Midlands. The property enjoys a prime High Street position, surrounded by a strong mix of national retailers, independent boutiques, cafes, and service providers, contributing to a consistently high level of footfall throughout the day. Stourbridge is strategically located approximately six miles west of Dudley, ten miles southwest of Wolverhampton, and around thirteen miles west of Birmingham city centre. This central location makes it an attractive hub for retail and professional services, drawing visitors from a wide surrounding catchment area.

Accommodation

Ground Floor - 1,741 Sq Ft

First Floor - 344 Sq Ft

Second Floor - 172 Sq Ft

Total - 2,257 Sq Ft

Rates

Rateable Value - £18,500

Rates Payable - £9,231.50 approx.

Information provided from the VOA

Interested parties are to make their own enquiries with the relevant local authority to confirm their obligations regarding business rates.

Terms

We are instructed to seek £250,000 for the freehold interest.

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