

hexagon<sup>TM</sup>  
commercial property



- PROMINENT TOWN CENTRE LOCATION
- STRONG TRADING POSITION
- SUITABLE FOR A VARIETY OF USES (STPP)

## RETAIL

1,915 SqFt ( 178 SqM )

£18,000 per annum exclusive

25 Market Street, Stourbridge, DY8 1AB

# TO LET



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## Description

This Class 'E' property is superbly located on the busy Market Street, a thriving mix of new and established businesses, in Stourbridge Town Centre. Market Street is a continuation of the main High Street and sits between one of the main entrances for Tesco and the Ryemarket Shopping Centre.

The property comprises of an open plan retail area with rear storage area for stock, and a kitchen/staff room to the rear and benefits from a covered forecourt to front. The property also has two toilets at the rear.

## Location

The premises are located in the main Stourbridge Town Centre, occupying a prominent position on the highly sought after Market Street, which is a vehicular continuation of the High Street.

## Accommodation

Front Retail - 536 Sq Ft

Rear Retail - 402 Sq Ft

Rear Stores - 947 Sq Ft

Kitchen - 30 Sq Ft

2 x WC's.

Total - 1,915 Sq Ft

## Rates

Rateable Value - £16,000

Rates Payable - £7,984 approx.

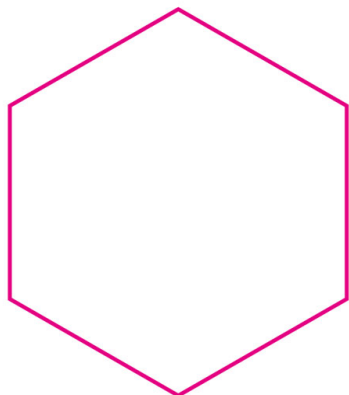
The prospective tenant is to make their own enquiries regarding business rates with the relevant local authority.

## Terms

The premises are to be let by way of new lease on terms to be agreed.

Application Fee - £100 plus VAT.

Lease Fee - £350 plus VAT.



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