



hexagon™  
commercial property



- FANTASTIC RETAIL OPPORTUNITY
- BUSY SHOPPING CENTRE
- HIGH FOOTFALL
- EXCELLENT PARKING FACILITIES

## RETAIL

4,805 SqFt (446 SqM )

£37,500 per annum plus VAT

Unit 26-28 Ryemarket Shopping Centre

# TO LET



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## Description

Decorated to a high standard throughout, this unit consists of ground and first floor accommodation. The modern open plan ground floor sales area has vinyl flooring throughout with suspended ceiling and built in LED light panels. The unit benefits from service area at the rear with doors out to a service yard for deliveries. The first floor is accessed via the service area and offers an open plan area suitable for storage as well as kitchen, toilets and plant room. Costa Coffee is located opposite this unit providing excellent customer footfall.

## Location

The Ryemarket Shopping Centre is the principle covered shopping destination in Stourbridge Town Centre. The centre is anchored by Waitrose and Home Bargains and also boasts various other national retailers including Costa Coffee, Boots, Holland & Barrett and Peacocks. There is a 214 space car park with free 2 hour parking, with further excellent transport links to Stourbridge Town Centre via bus and train with both stations only a 2 minute walk away.

## Accommodation

Ground Floor Retail - 1995 SqFt

Service Area - 16.09 x 16.01 = 272 SqFt

Cash Room - 9.04 x 7.08 = 71.78 SqFt

First Floor - 64.05 x 38.03 = 2467 SqFt inc. kitchen, toilets and plant room

## Rates

Rateable value: £32,750

Rates payable: £16,342.25 approx. (Information provided by the VOA listing)

Rate in £ (2022/23): 49.9p

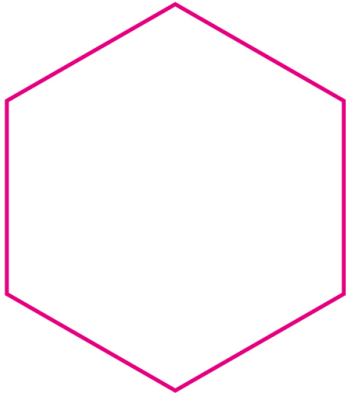
## Terms

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

Service Charge = £14,230.73 per annum plus VAT

Insurance = £958.86 per annum plus VAT





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