



hexagon™
commercial property



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

RETAIL

3,515 SqFt (327 SqM)

£21,000 plus VAT per annum

Unit 9 Ryemarket Shopping Centre, Stourbridge, DY8
1HJ

TO LET



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Description

This unit consists of ground and first floor accommodation. The modern open plan ground floor sales area has fully tiled flooring 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 and toilets. This unit lies opposite MaxiSaver and with Costa Coffee located in the central walk way of the centre it provides excellent surrounding 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 and Holland & Barrett. 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 - 22 x 76.1 = 1692.1 Sq Ft

First Floor Storage 1 - 19.08 x 37 = 732.62 Sq Ft

Storage 2 - 23.03 x 37.01 = 866.37 Sq Ft

Kitchen - 12.07 x 12 = 152.29 Sq Ft

Office - 12.01 x 5.11 = 72.58 Sq Ft

Rates

Rateable value: £19,000

Rates payable: £9,481 approx.

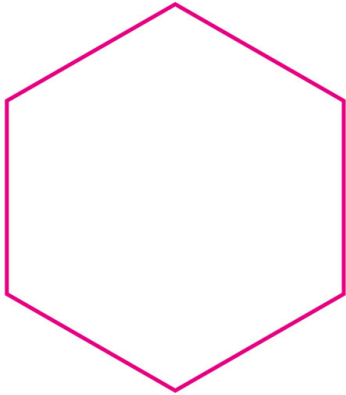
(Information provided by the VOA listing)

Terms

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

Service Charge = £12,723.73 per annum plus VAT

Insurance = £1,043.19 per annum plus VAT



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