



hexagon™
commercial property



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

RETAIL

1,813 SqFt (168 SqM)

£20,000 per annum plus VAT

Unit 22 Ryemarket Shopping Centre

TO LET



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Description

This unit consists of ground and first floor accommodation. The modern open plan ground floor sales area is ready to begin trading immediately upon occupation if the tenant desires. The unit benefits from two storage rooms and 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 storage space across two rooms as well as staffroom including kitchen and toilets. 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 - 27.09 x 16.06 = 461 SqFt

Service Area - 20.07 x 8.11 = 184.82 SqFt

Store 1 - 11.02 x 7.10 = 89 SqFt

Store 2 - 9 x 7.09 = 70 SqFt

First floor storage - 39.11 x 17.01 = 685 SqFt

Staffroom - 23.11 x 13.06 = 324 SqFt

Rates

Rateable value: £13,750

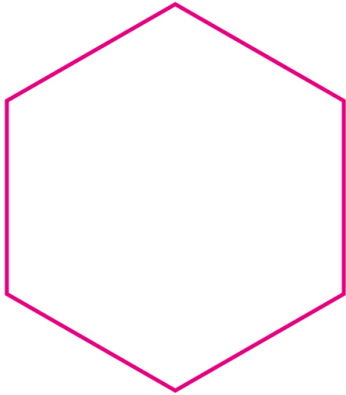
Rates payable: £6,861.25 approx. (Information provided by the VOA listing)

Terms

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

Service Charge = £6,922.76 per annum plus VAT

Insurance = £626.21 per annum plus VAT



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Hexagon Commercial Property is a trading name of Lex Allan Limited

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