

Cottons

CHARTERED SURVEYORS

82 Worcester Road, Hagley,
Stourbridge, DY9 0NJ

Annual Rental Of £7,950



- Single Storey Retail Unit
- Net Internal Area 51.56sq m
- Rear Kitchen/Staff Area
- EPC Rating: E
- Front Retail Area
- Store Room and W.C.

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A single storey RETAIL UNIT in a HIGHLY DESIRABLE VILLAGE LOCATION within HAGLEY. With accommodation comprising; front retail area, rear kitchen/staff room, store room and W.C. Net Internal Area (NIA) 51.56sq m. With rear courtyard/parking space. AVAILABLE FROM 2ND JANUARY 2021. Available on Full Repair and Insuring (FRI) lease. EPC RATING: E.

Location

The premises are situated towards the southern end of Worcester Road (B4187) just off Kidderminster Road (A456) in the mixed commercial and residential area of West Hagley, approximately 5.5 miles east of Kidderminster.

The premises occupy a central village location, close to local shopping, public transport and community facilities.

Description

The premises comprise a self-contained single storey retail unit located in the middle of a shop parade.

The premises is approached directly off the pavement from Worcester Road

The accommodation comprises a retail shop front area, rear kitchen/staff area, store room and W.C.

There is one car parking space available in the yard at the rear of the site, approached via a service road.

Net Internal Area (NIA) - 51.56sq

Services

Mains water, drainage and electricity are connected to the premises. None of the services were tested.

Ratings

Rateable Value: (2017 ONWARDS RATING LIST): £4,350

[Interested parties should make their own enquiries of the Charging Authority, Bromsgrove District Council]

Planning

It is believed the premises have planning permission for A1 Retail Use.

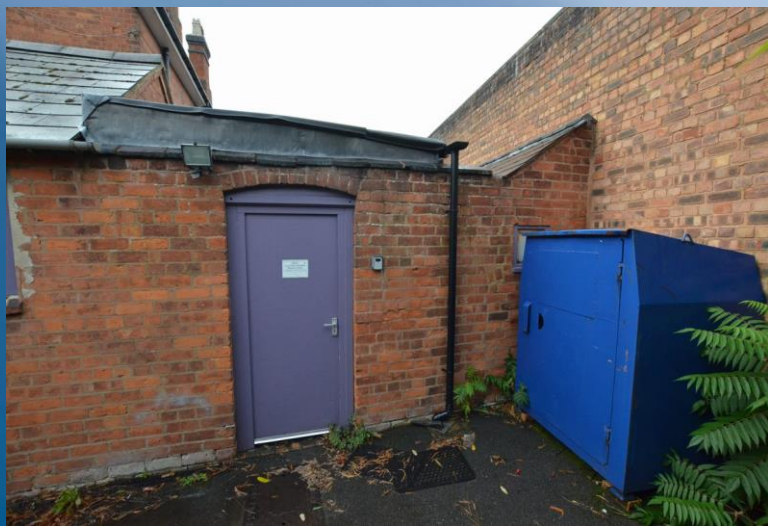
Lease

The premises are offered to let by way of a new lease on effective tenants full repairing and insuring (FRI) terms,.

VAT

We understand the VAT exemption in respect of this property has not been waived.

Accordingly, we anticipate the rent and other payments falling due under the lease shall not attract VAT.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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The Property Ombudsman

82 Worcester Road

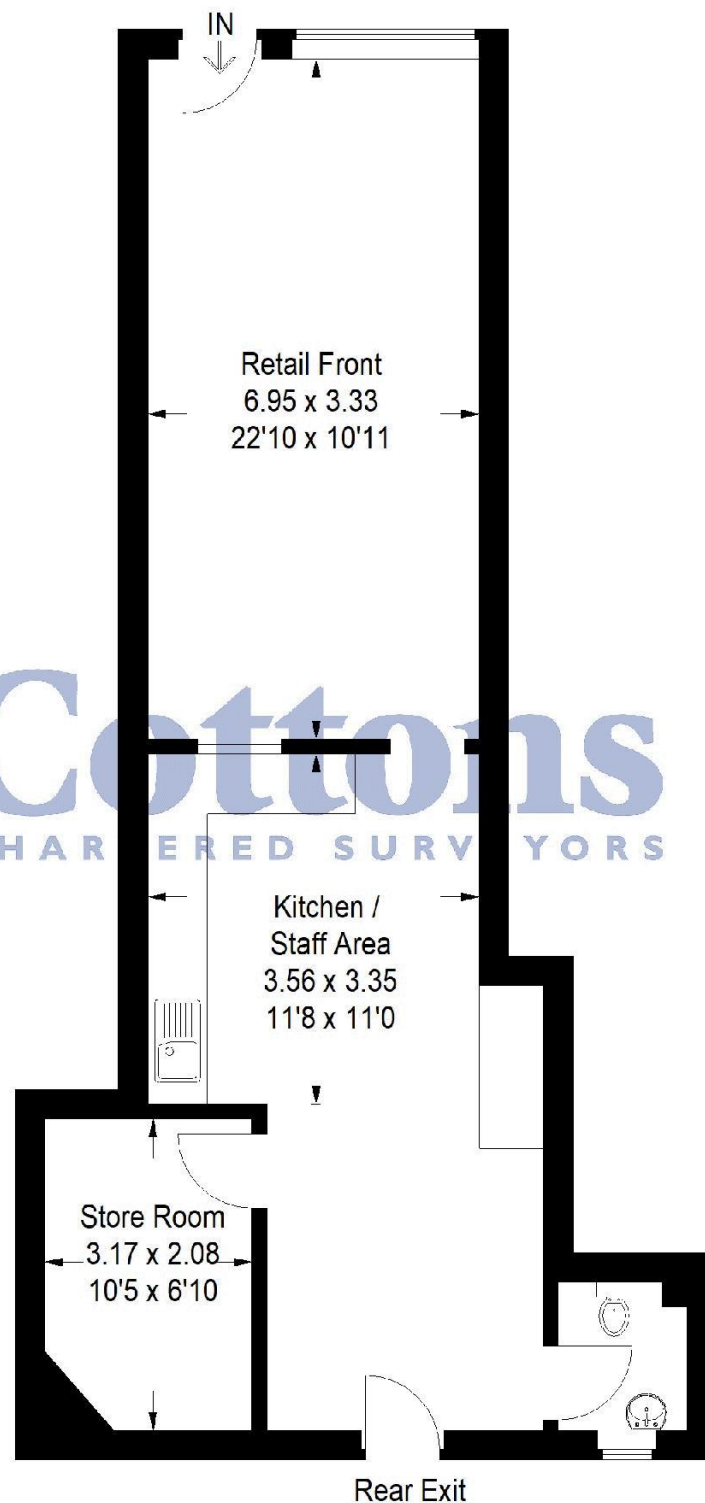


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CHARTERED SURVEYORS

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of the property.