

TO LET



GROUND FLOOR SHOP

4 BRIDGE STREET, STOURPORT-ON-SEVERN, DY13 8XD



LOCATION

The premises are well located in Stourport-on-Severn town centre, immediately adjacent to Co-Op Funeral and close to The Original Factory Shop.

DESCRIPTION

The premises comprise a ground floor lock-up shop which formerly traded as 'Drinkers World'.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	22'0"	6.7 m
SHOP DEPTH	58'4"	17.8 m
NET SALES AREA	1200 sq ft	111 sq m
STORAGE	500 sq ft	46 sq m
OFFICE	75 sq ft	7 sq m
TOTAL FLOOR AREA	1775 sq ft	165 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £9,000

Rates Payable 2019-2020: £4,419

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 55 (Band C). A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Initially as a customer, however, please note that **STAFF ARE UNAWARE**. All enquiries are strictly via AMT Commercial on 01527 821 111

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