

TO LET



98 HIGH STREET, STOURBRIDGE, DY8 1EQ (FORMER HOMEPOINT ESTATE AGENTS)



LOCATION

The premises are located directly opposite **The Eye Collective Opticians** and **Taylor's Estate Agents** and close to **Barclays**, **John Pargeter Furniture** and the **West Bromwich Building Society**.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

The premises were previously occupied by Homepoint Estate Agents and comprise of the following:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	14'10"	4.5 m
NET GROUND FLOOR	485 sq ft	45 sq m

FIRST & SECOND FLOOR

OFFICE/STORAGE	350 sq ft	32 sq m
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LEASE

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

RENTAL

£12,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £10,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 58 (Band C). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for the year to 25.3.2020 to 24.3.2021 is **£661.13 (exclusive of VAT).**

LEGAL COSTS

Each party are 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.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

External Video - <https://youtu.be/PgKuo7MNNoo>

Internal Video - <https://youtu.be/3uj5ODwrvq8>

VIEWINGS

By arrangement with:-
AMT Commercial, tel: 01527 821 111

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