

# TO LET or FOR SALE



**42 HIGH STREET  
STOURPORT-ON-SEVERN  
WORCESTERSHIRE  
DY13 8BT**

- ❖ **PRIME TRADING LOCATION**
- ❖ **COMPETITIVE TERMS**
- ❖ **ON SITE PARKING**

## **LOCATION**

The property is located in a popular trading position in the busy High Street of Stourport-on-Severn, the town being approximately 4 miles south of Kidderminster and 11 miles north of Worcester. The property fronts onto the A.451 High Street being the main retail trading centre in the town with free on street parking for 30 minutes plus numerous pay and display car parks within the immediate vicinity. The property has the benefit of on site parking to the rear. Nearby retailers include Boots Pharmacy, WH Smith, B & M etc.

Regulated by RICS

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Tel : 01384 257284

## **42 HIGH STREET, STOURPORT-ON-SEVERN.....Continued**

### **DESCRIPTION**

The property comprises a 2 storey building of brick construction with part flat roof and part pitched tiled roof. The property was formerly a bank and has a ground floor small banking hall to the front plus offices and administration accommodation to the remaining ground floor and first floor. In addition there is a basement strong room/vault.

	<b><u>SQ.FT</u></b>	<b><u>SQ.M.</u></b>
<b><u>GROUND FLOOR</u></b>		
<b><u>Former Banking Hall</u></b> Irregular shape plus following administrative accommodation.	494	45.9
<b><u>Middle Office1.</u></b>	95	8.8
<b><u>Middle Office 2.</u></b>	89	8.2
<b><u>Rear Store &amp; Former IT Comms Room</u></b>	225	20.9
Steps down to :-		
<b><u>Vault Cellar &amp; Strong Room</u></b>	134	12.5
Stairs from Ground Floor to:-		
<b><u>FIRST FLOOR</u></b>		
With central hallway and landing comprising:-		
<b><u>Waiting Area (front) – semi open plan</u></b>	75	7.0
<b><u>Front Office</u></b>	162	15.0
<b><u>Stock Room</u></b>	91	8.5
<b><u>Kitchen/Tea Making Area</u></b>	96	8.9
Hallway with separate ladies and gents toilet off.		
<b><u>Store Cupboard</u></b>	27	2.5

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	<b><u>SQ.FT</u></b>	<b><u>SQ.M.</u></b>
<b><u>SUMMARY OF FLOOR AREAS</u></b>		
<b><u>GROUND FLOOR</u></b>	409	37.9
<b><u>STRONG ROOM VAULT</u></b>	134	12.5
<b><u>FIRST FLOOR</u></b>	451	41.9
<b><u>NET INTERNAL AREA</u></b>	<b><u>1,488 Sq.Ft.</u></b>	<b><u>138.2 Sq.M.</u></b>

### **EXTERNALLY**

The property immediately abuts the back of pavement to High Street. To the rear elevation is unmade land and car parking accessed off an unadopted track from Lickhill Road. There is also pedestrian access to the right hand side from High Street to the rear.



**2023 RATEABLE VALUE** £11,250.

### **SERVICES**

Mains, electricity, water, drainage, gas fired central heating and air conditioning are available to the property. The Agents have not tested the services and can give no warranty as to efficacy.

### **LEASE TERMS**

The property is offered on a Business Tenancy by way of a new lease for a term of 5 years at a rent of **£15,000.00 per annum** (exclusive), rent to be paid quarterly in advance. Tenancy will be granted on FRI terms.

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### **REFERENCES**

3 references to include 1 bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlords for approval prior to instructing Solicitors.

### **FIXTURES & FITTINGS**

All items in the nature of fixtures and fittings referred to in these letting particulars will be included within the lease, all other items being expressly excluded.

### **SALE PRICE**

**£195,000.00 (One Hundred & Ninety Five Thousand Pounds) STC.**

**V.A.T.** We are advised V.A.T. is not applicable to this transaction.

### **VIEWING**

Strictly by prior appointment with the Sole Agents :

**John Emms Commercial**

**Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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### **42 HIGH STREET, STOURPORT-ON-SEVERN.....Continued**

42 High Street, Stourport-on-Severn - Existing Plans &amp; Elevations

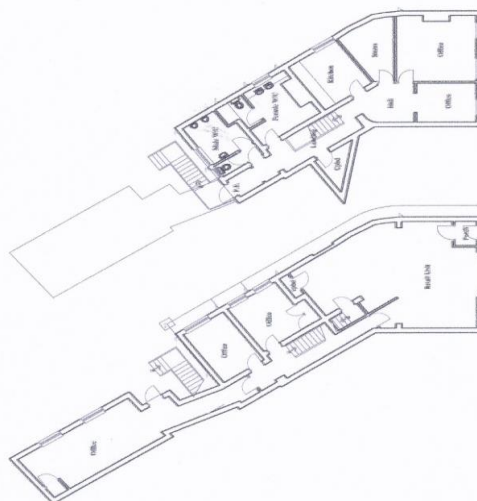


SITE PLAN 1:200



Location Plan 1:1250

<p>Existing Plans &amp; Elevation</p> <p>42 High Street Stoughton-on-Savern DY11 8BU</p>	<p>DATE: 4/2015</p> <p>DATE: September 2020</p> <p>SCALE: 1:100, 1:200 &amp; 1:250</p>	<p><b>NCR</b></p> <p>ARCHITECTURAL DESIGN &amp; TOWN PLANNING</p> <p>1st &amp; 2nd Floor 14 Levens Road Street Barnsley S70 2AA 01924 451111 DYS 12A</p> <p>Mobile: 07974 803136 info@ncrdesign.com</p>
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First Floor Plan 1:100

Ground Floor Plan 1:100

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