

# TO LET



**1 WORDSLEY GREEN  
SHOPPING CENTRE  
WORDSLEY GREEN  
STOURBRIDGE  
WEST MIDLANDS  
DY8 5PD**

❖ **RETAIL UNIT**

❖ **POPULAR LOCATION – GOOD CAR PARKING**

❖ **RENT - £18,000 PA (EX)**

## **LOCATION**

The premises are located in the popular Wordsley Green Shopping Centre a short distance from Kingswinford and Stourbridge and contains a number of local traders including Hairdressers, Newsagents, Bakers, Spar and Sainsburys Local etc. There is a local Public Library and good car parking facilities are available.

## **DESCRIPTION**

The property comprises a ground floor Retail Unit in Wordsley Green Shopping Centre. The property is available on the ground floor only, the first floor being excluded.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

## **1 WORDSLEY GREEN SHOPPING CENTRE, STOURBRIDGE.....Continued**

The internal accommodation comprises ~

	<b><u>AREA</u></b>	
	<b><u>SQ.FT.</u></b>	<b><u>SQ.M.</u></b>
<b><u>GROUND FLOOR</u></b>	836	77.6

Self contained accommodation with solid floor, suspended ceilings, fluorescent strip lighting, partitioned office, fitted electric wall heaters.

<b><u>REAR STORE AREA</u></b>	252	23.5
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Including tea making area, storage and 2 W.C's. Rear emergency escape access door.

<b><u>NET INTERNAL AREA</u></b>	<b><u>1087 Sq.Ft.</u></b>	<b><u>100.9 Sq.M.</u></b>
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**Note** : First floor self contained flat is not included within this letting

**2023 RATEABLE VALUE**    £15,000.

### **TENURE**

The property is offered on new lease terms for 6 years with 3 yearly rent review on internal repairing terms plus service charge to cover contribution towards the external maintenance and upkeep.

### **FIXTURES & FITTINGS**

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

### **LEGAL COSTS**

The ingoing tenant to be responsible for the Landlords legal costs incurred in the transaction.

### **REFERENCES**

Satisfactory references to include one bank and two business/trade references will be required from the intending applicants.

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**ENERGY PERFORMANCE CERTIFICATE** Attached.

**RENT** £18,000.00 per annum exclusive.

**V. A. T.**

We are advised VAT is applicable to this transaction.

**VIEWING** By strict appointment with the Sole Agent :

**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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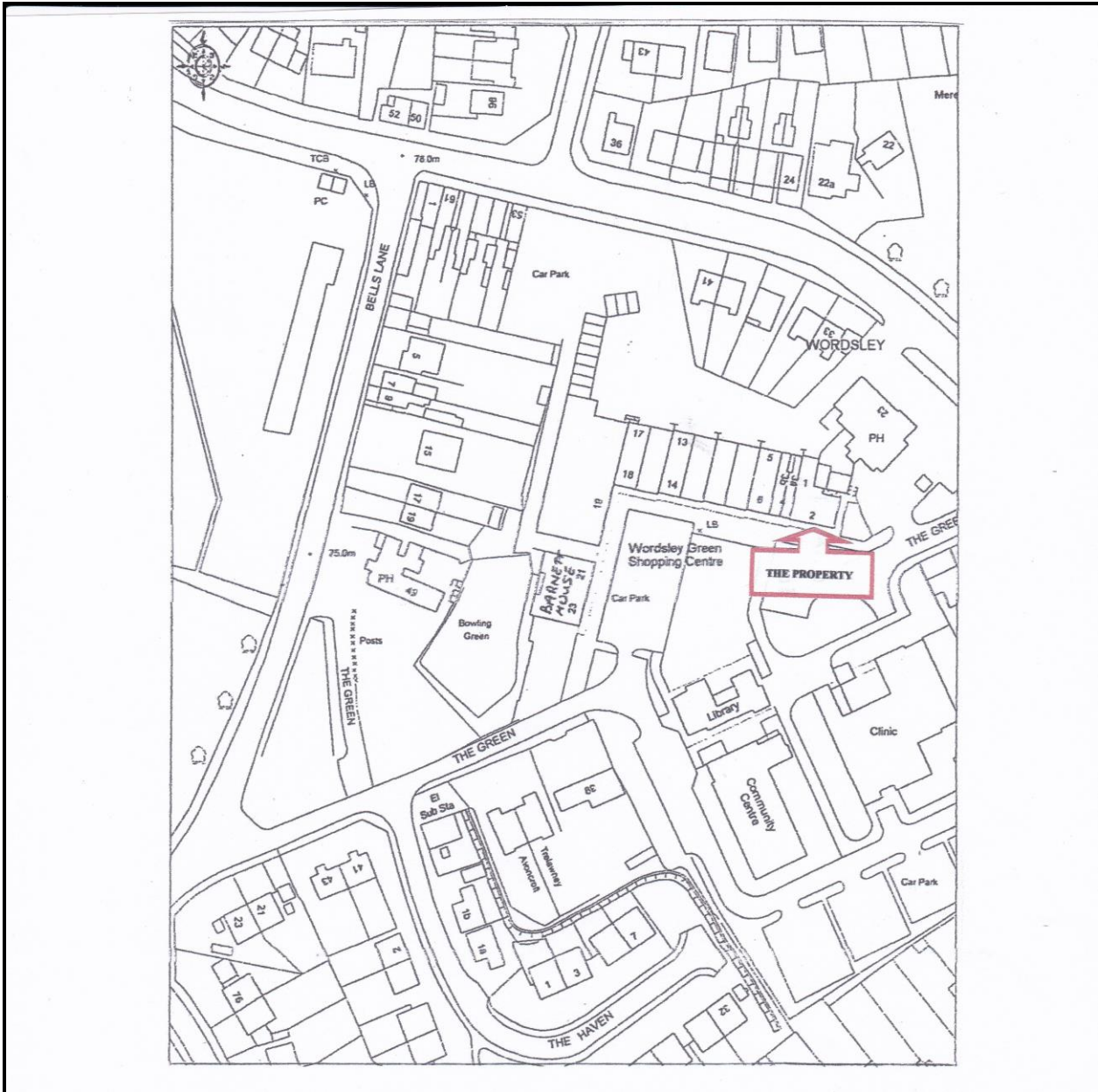
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