

FOR SALE/TO LET



**105 HIGH STREET
STOURBRIDGE
WEST MIDLANDS
DY8 1EE**

❖ **TOWN CENTRE LOCATION**

❖ **CURRENTLY USED AS CAFÉ**

❖ **ALTERNATIVE USES – SUBJECT TO PLANNING**

LOCATION

The property is located in the main Town Centre close to the junction of High Street and Foster Street and diagonally opposite Barclays Bank. Nearby businesses include Wilkinsons, John Pargeter & Sons (Furniture), HSBC Bank and the Ryemarket. Stourbridge Town Train Station is within easy walking distance linking to Stourbridge Junction less than 1 mile from the property and which gives regional access to Birmingham, Worcester and also nationally to London. Birmingham City Centre is approximately 10 miles distant to the east and Wolverhampton City Centre approximately 9 miles distant to the northwest.

Regulated by RICS

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DESCRIPTION

The property abuts back of pavement and comprises ground and first floor premises. Ground floor accommodation comprises.

	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR RETAIL AREA</u>	1220	113.3
Laminated floor, air conditioning unit.		
<u>REAR KITCHEN/FOOD PREP AREA</u>	<u>277</u>	<u>25.7</u>
Separate ladies and gents toilets and disabled W.C. Stairs to first floor.	1497	139.0
<u>FIRST FLOOR- MAINLY OPEN PLAN PLUS</u>	1235	114.7
<u>PARTITIONED AREAS</u>		
Gas central heating.		
<u>KITCHEN/STORES/STAFF ROOMS</u>	<u>170</u>	<u>15.7</u>
Separate toilet.	1405	130.5
<u>NET INTERNAL AREA</u>	<u>2902 SQ.FT.</u>	<u>269.5 SQ.M.</u>

EXTERNALLY

There is a small amount of rear parking accessed off Court Street leading to High Street. The parking area is shown hatched on the sales plan and is subject to rights of access by others.

2023 RATEABLE VALUE £29,750.

TENURE

The property is available on new lease terms to be agreed on full repairing and insuring terms.

Or

The owners may consider a sale of the freehold vacant possession property.

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LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars will be included within the transaction, all other items being expressly excluded. The agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify that they are in working order for fit for purpose.

RENT

£30,000.00 per annum (exclusive of rates and other outgoings) for the first 3 years of the term subject to review.

SALE PRICE

Price on application.

REFERENCES

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

V. A. T.

We are advised VAT is not applicable to this transaction.

VIEWING By strict appointment with the Sole Agent :

John Emms Commercial

Tel : 01384 257284

Email : john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Energy performance certificate (EPC)

105 High Street STOURBRIDGE DY8 1EE	Energy rating B	Valid until: 18 June 2033
		Certificate number: 1994-3441-9575-8421-5095

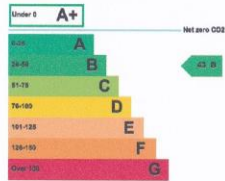
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	381 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	71 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	55.75
Primary energy use (kWh/m ² per year)	546

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/6287-7924-7161-8023-9461\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Skinner
Telephone	07930612929
Email	james.skinner@uklandregistryplanners.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024695
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BEST Compliance
Employer address	Carrier House Carriers Fold Church Rd Wombourne Wolverhampton WV5 9DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 June 2023
Date of certificate	19 June 2023

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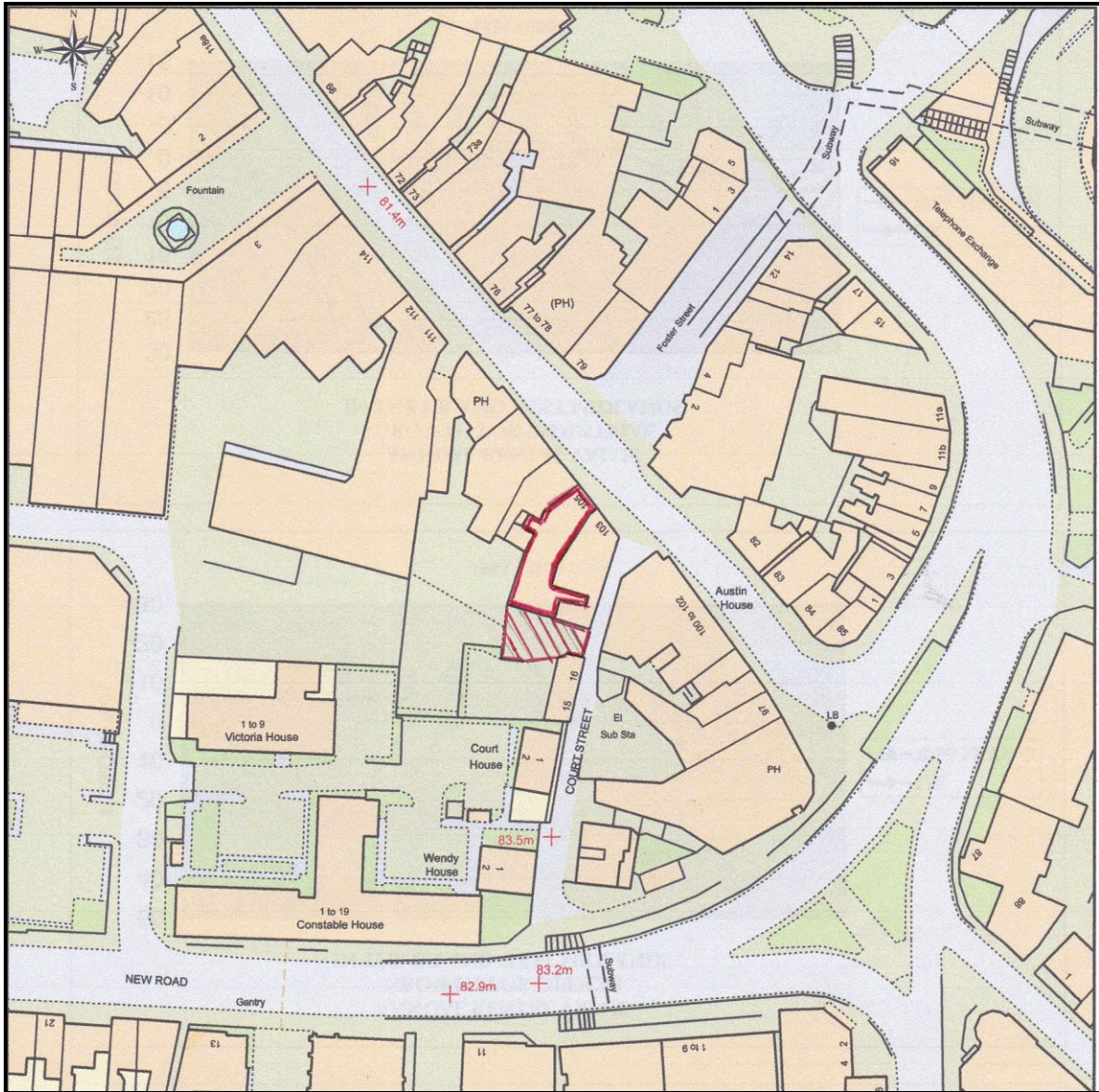
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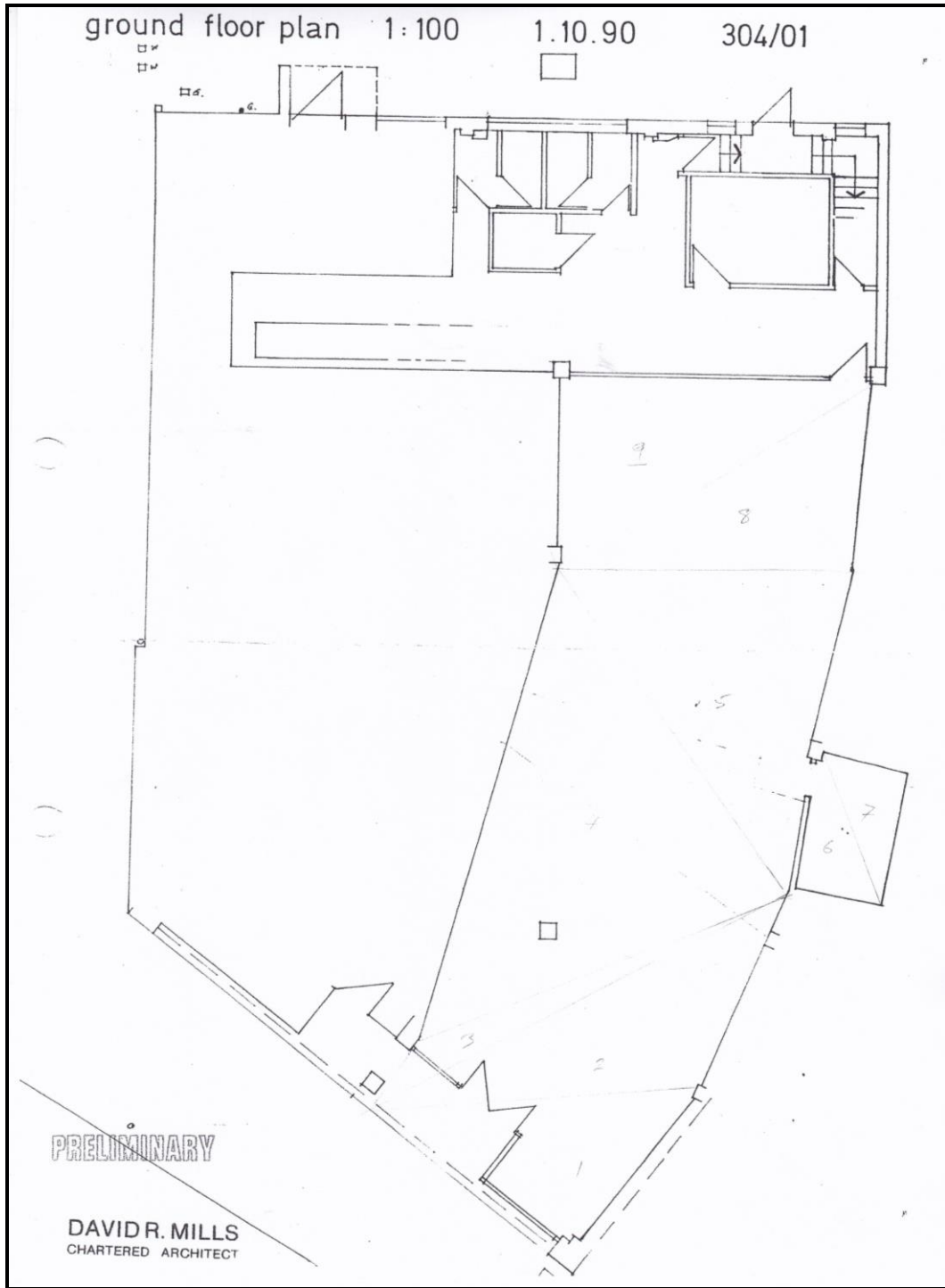
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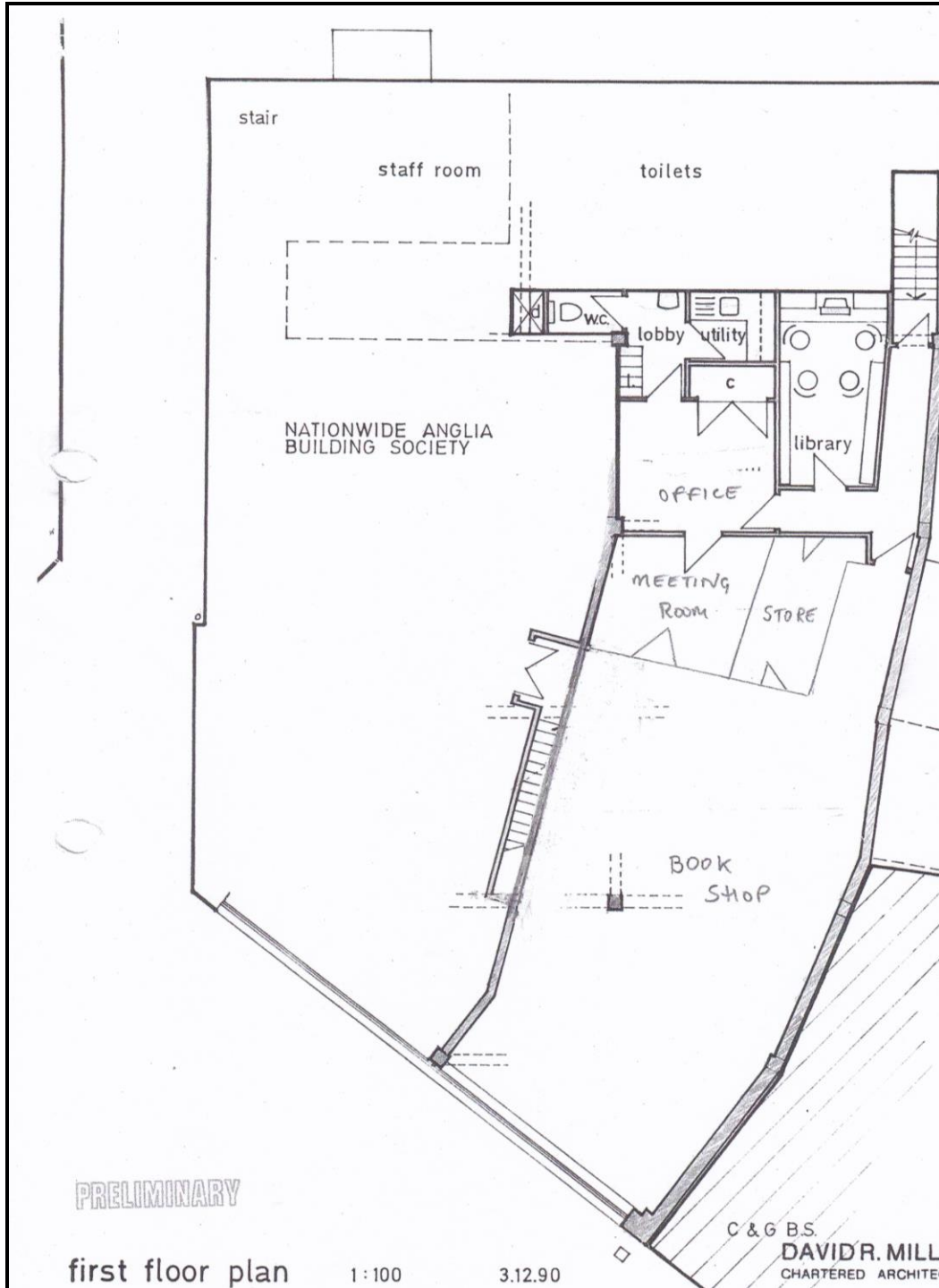
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