

94 LAWNSWOOD ROAD

WORDSLEY

STOURBRIDGE DY8 5NA

TO LET

RENTAL: £15,000 PA (exclusive of Rates)

Prominent Retail Unit within Busy Shopping Parade

\*Unlimited free car parking\*

\*Rear delivery area\*

\*Affluent catchment\*

\*Prominent location\*

\*NIA of 790 sq ft\*

#### LOCATION

The property fronts onto Lawnswood Road, and forms part of a busy retail parade that is situated in the Wordsley district of Stourbridge and lies 2 miles north of the town's centre.

#### DESCRIPTION

The premises comprise a well-proportioned retail unit with appropriate staff facilities and storage room. The unit benefits from a rear service yard, roller shutter and extensive free customer car parking.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Internal Width	17'0"	5.2 m
Shop Depth	29'1"	8.9 m
Sales Area	493 sq ft	45.8 sq m
Mid Store Room	201 sq ft	18.7 sq m
Rear Store/Kitchen	96 sq ft	8.9 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.

#### ENERGY PERFORMANCE CERTIFICATE

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



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##### RATING ASSESSMENT

We understand that the property is assessed as follows:-

**Rateable Value: £8,600**

**Rates Payable (2020-21): £4,291**

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.

##### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

##### SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

##### VAT

All figures are quoted exclusive of VAT, which may be charged at the prevailing rate.

##### MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

##### VIEWINGS

Strictly by prior appointment with the sole letting agents:-  
Centrick Commercial 0121 289 5009