



19 Lombard Street,
Stourport-on-Severn, DY13 8DR



TO LET - 19 LOMBARD STREET, STOURPORT ON SEVERN



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Retail premises on established retail parade

- 263 sq ft (24 sq m)
- Established Retail Premises
- Excellent display frontage



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Approximate Travel Distances



Locations

- Kidderminster 4.1 miles
- Worcester 12 miles

Sat Nav Post Code

- DY13 8DR

Location

The property is located on Lombard Street, a one way street to the north of Stourport High Street. Nearby businesses include Coral bookmakers, Co-operative supermarket, Post Office and a number of independent retailers.

Description

The property is of brick construction and comprises a ground floor retail unit with kitchen to the rear which can be altered to a store room. A door to the rear also provides access to an external w/c and shed for further storage.

Accommodation

Description	Sq M	Sq Ft
Retail Area	19	205
Kitchen	5	58
Total	24	263

Tenure

The property is available to let by way of a new internal repairing and insuring Lease for a term of years to be negotiated, subject to satisfactory references.

Guide Rental

£5,000 per annum exclusive.

Service Charge

A service charge is payable for the upkeep of the common parts as and when costs are incurred.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £4,200
Rates Payable £2,062.20

2019/20120 Rates Payable 49.1p in the £

Services

We understand that mains services are available to the property, namely mains water, electricity and mains drainage.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

References/Deposit

The successful Tenant will need to provide a satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

EPC

Energy Performance Rating D.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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