

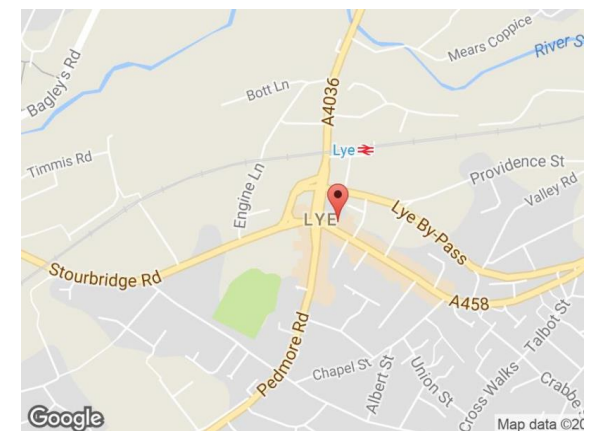
TO LET

High Street, Lye Stourbridge, DY9 8JU

Rent PA: £18,000

Area: 1,983 sqft (184 sqm)

- Former Bank Premises
- Convenient Location
- 184 sq. m. (1983 sq. ft.) Approx.
- Close to A458/A4036 Junction
- Immediately Available



LOCATION:

The property occupies a very prominent position on Lye High Street (A458) just off Pedmore Road (A4306) - a major arterial route leading to Dudley City Centre to the north.

The property is situated in the heart of Lye where free car parking is provided. Major retailers within the immediate vicinity include William Hill, Coral, Londis and Lloyds Chemists. The configuration and position of the unit readily lends itself to a variety of alternative units, subject to planning.

DESCRIPTION:

Former bank premises in a prominent corner position in Lye, Nr. Stourbridge. Total area 184.20 sq. m. (1983 sq. ft.). two storey former banking hall with offices at ground and first floor level and having canteen, w.c. facilities and a basement area. There is a fenced and gated car park to the side.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Suites	1,295	120
Basement	236	22
First Floor	452	42
TOTAL	1,983	184

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting.

SERVICES:

All mains services are understood to be available. No tests have been applied.

TERMS:

The property is available on a full repairing and insuring lease for a term of five years or more.

£18,000 per annum

LEGAL COSTS:

TBC

VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (August 2017) the Landlord had not elected to charge VAT on the rental.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value: £13,250 Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING: D

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**