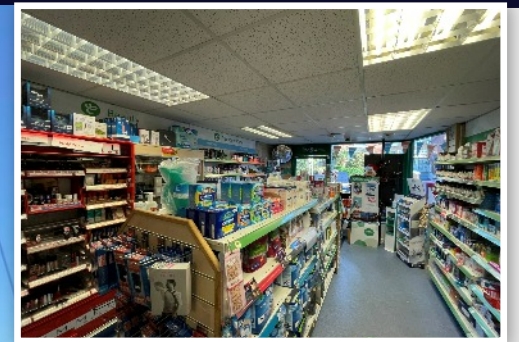




Swinford Pharmacy 90 Hagley Road STOURBRIDGE DY8 1QU	Energy rating E
Valid until 22 March 2031	Certificate number 3361-7284-1920-2935-9671



90 HAGLEY ROAD OLDSWINFORD DY8 1QU

- **Period terraced building**
- **Flexible Use - Beauticians - Hair - Retail - Offices**
- **3 floors - front and rear access**
- **Existing Lease**
- **Available early 2024**
- **Well Fitted for immediate occupation**
- **Double Glazed & electric heating**
- **Prominent busy Location**
- **High traffic volumes**

LOCATION

Situated in the heart of Oldswinford in area of mixed commercial and retail premises. The property is surrounded by similar properties and forms part of a terrace of retail / commercial buildings.

Within easy reach of many local services including shops, cafes, eateries and pubs. Close, railway station and Stourbridge Town Centre.

ACCOMMODATION

The property comprises a mid-terraced commercial / retail premises over three floors of standard brick construction with tiled and pitched roof. The property is well maintained and fitted out ready for immediate use. The accommodation comprise a gross internal floor area of c **735 sq ft. (68 sq m)**

EXISTING LEASE

Passing rental is £18,000 per annum exclusive. The lease is for a term expiring 12 June 2036, subject to rent reviews in June 2026 and 2031.

BUSINESS RATES

Tenants are responsible for all Business Rates - small business rates relief should be available. Current Rateable Value £6,500 from April 2023.

INSURANCE

The freeholder undertakes Buildings Insurance.

LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

VAT

We understand VAT will be **not** charged on the sale of this property.

VIEWING - please contact the Agents

GENERAL TERMS

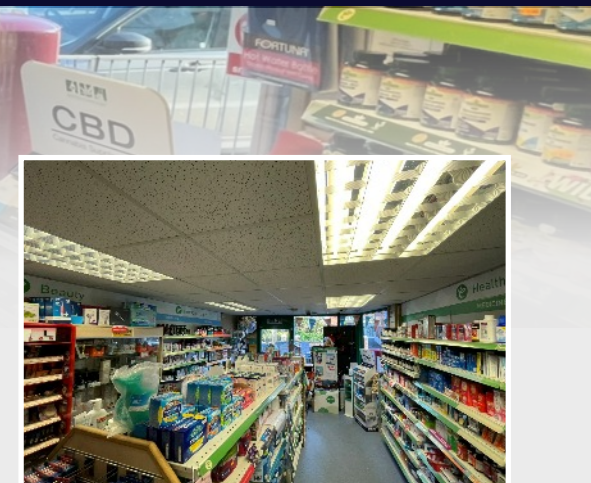
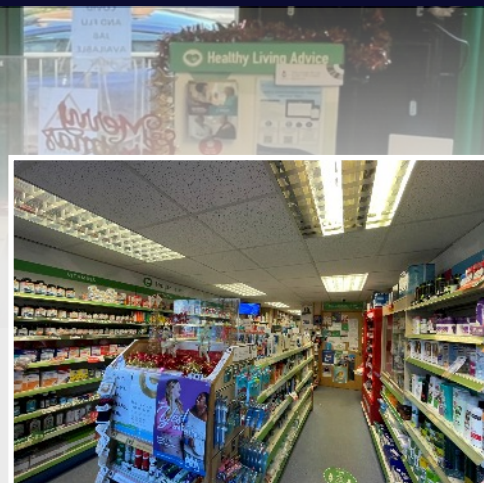
References The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

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Details prepared Dec 2023