

OFFICES

Seba House 97 High Street Stourbridge DY8 1EQ



- Self contained - 24 hour access
- Fitted and heated
- Parking available
- Short term leases
- Fully inclusive of heating and lighting
- Small Business Rates Relief available (STA)

Details prepared January 2018

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371



LOCATION

Seba House is situated in the centre of Stourbridge at the junction of High Street and the Ring Road. Access for pedestrian and vehicles is via Court Street off the High Street.

DESCRIPTION

The accommodation comprises a series of fully fitted offices together with communal facilities and private car parking may be available at an additional charge (£50 per month).

AVAILABILITY

First Floor

Suite A 422 sq ft

Second Floor

Office 1 LET

Office 2 LET

TENURE

The offices are available on short term licences.

RENT

First Floor

Suite A £475.00 pcm

Second Floor

Office 1 LET

Rental payments are inclusive of all utilities and running costs.

LEGAL COSTS

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

PLANNING

Prospective Purchasers / Tenants are advised to satisfy themselves regarding current or intended uses of the property.

LOCAL AUTHORITY RATES

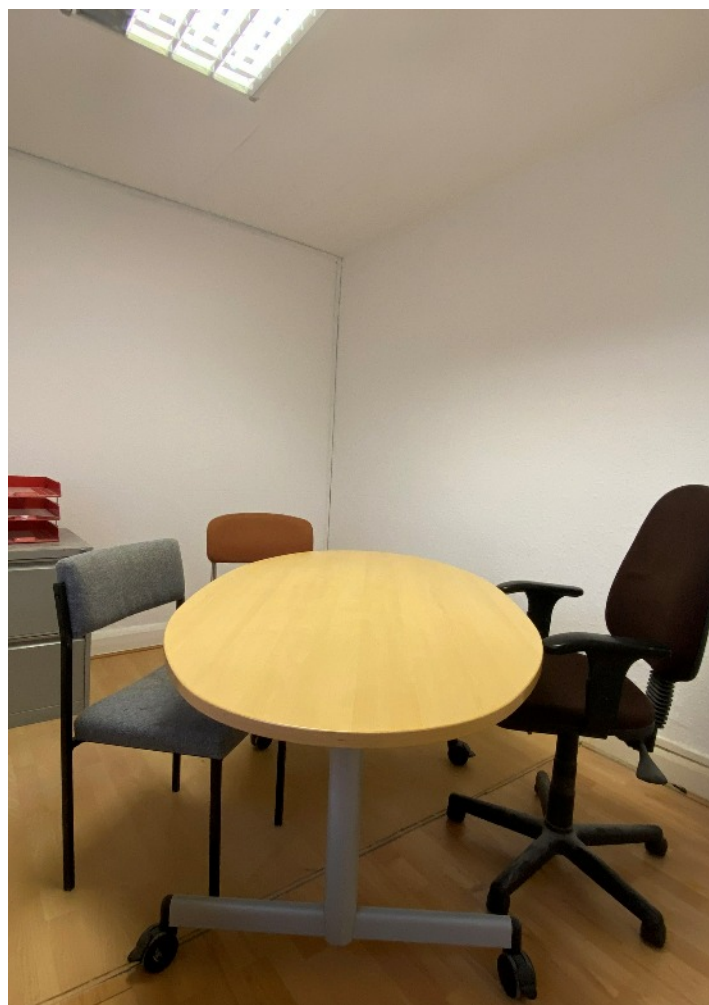
Any prospective purchaser or tenant should confirm rates liability with the Local Authority. Individual offices will be able to obtain Small Business Rates relief.

VAT

We understand VAT will not be charged on this property

VIEWING

Full inspection viewings can be arranged with the Agents.



GENERAL TERMS

VAT

VAT maybe levied on the purchase price.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

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.

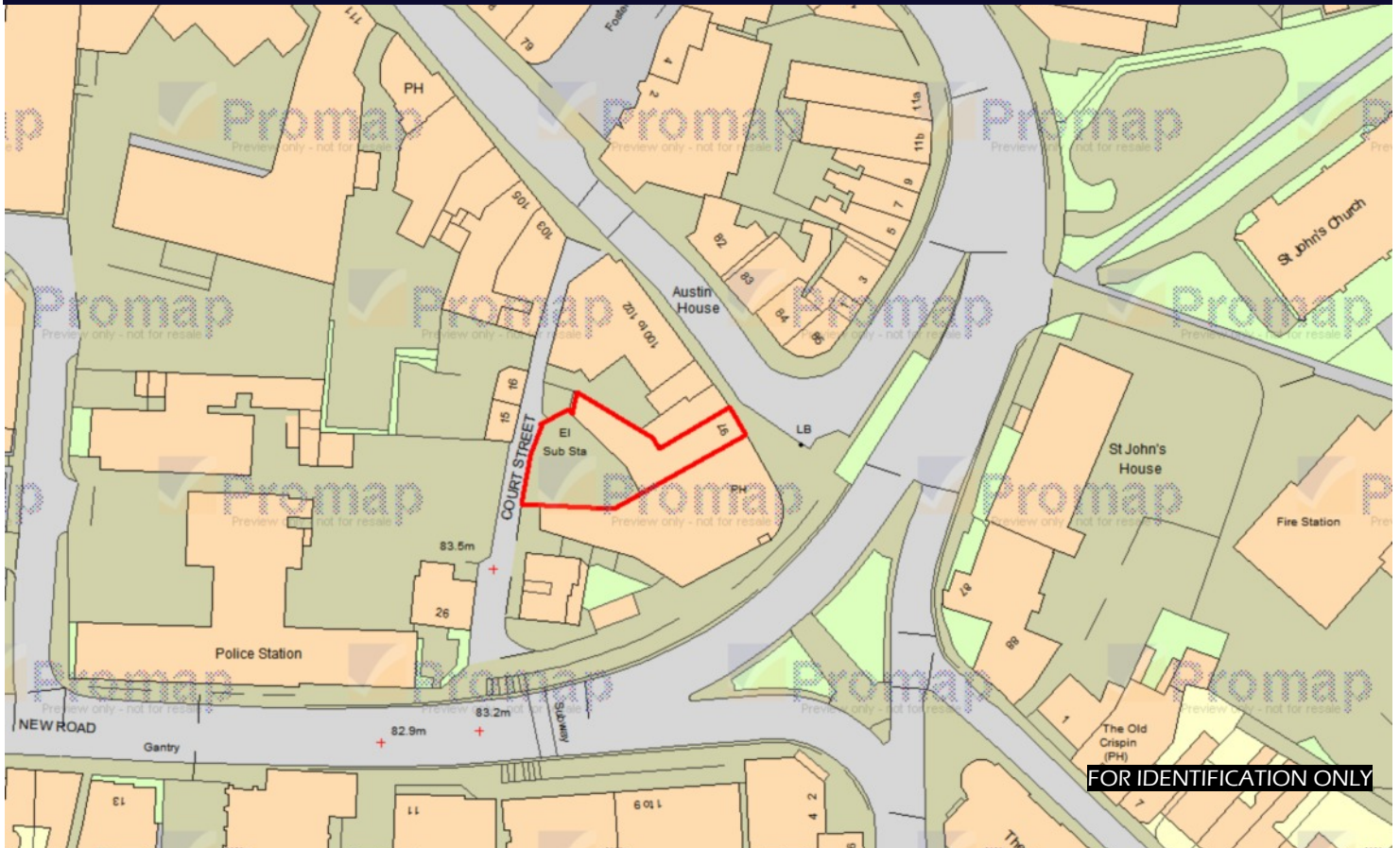
Areas & Dimensions

All areas and dimensions are deemed to be approximate only.

© Walton and Hipkiss

DETAILS PREPARED JANUARY 2018

Seba House 97 High Street
Stourbridge DY8 1EQ





OUR SERVICES

- Commercial and Land Agency
- Acquisition & Leasing
- Rent Reviews & Lease Renewals
- Valuations and Surveys
- Development Consultancy
- Property Funding
- Market Appraisals
- Land & New Homes
- Residential Sales & Lettings
- Management

HAGLEY 01562 886 688

KIDDERMINSTER 01562 517 777

STOURBRIDGE 01384 392 371

Registered Office

Walton & Hipkiss is a trading name of
Walton & Hipkiss (Commercial) Limited
Registered in England & Wales. Company Number 9795632
111 Worcester Road, Hagley, West Midlands DY9 0NG



IMPORTANT NOTICE Walton & Hipkiss (Commercial) Limited (W&HCL) hereby gives notice that the information provided, either for itself, any joint agents or vendors / lessors of this property whose agent W&HCL is on the following conditions (1) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as statement or representation of fact or that the property or its services are in good condition. (2) WHCL have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser / lessee is responsible for making their own enquiries in. (3) WHCL or any employees / representatives have any authority to make or give any representation / warranty whatsoever in relation to the property. (4) The images show only certain parts and aspects of the property at the time they were taken. (5) Any areas, measurements or distances given are approximate only and all plans are for identification purposes only. (6) Any reference to alterations too, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained, intending purchaser / lessee must verify these matters. The intended occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.