



Shop 1 Acorn House, 108 Brettle Lane
Stourbridge, DY8 4BS

£650 PCM

Description

A fantastic opportunity to lease this retail shop in a prime location on Brettle Lane in Stourbridge.

Having an approx. total of 61 sq/mtrs (656 sq/ft) this wonderful retail shop is in excellent condition and features: front retail space with large display window to the front, rear retail space, a private room to the middle of the property, rear lobby with stairs leading up to a further first floor room and there is also a wonderful basement room leading off the rear retail space.

There is also a kitchen and WC.

Available NOW

Location

This wonderful retail shop is in a prime location at the bottom end of busy Brettle Lane in the Amblecote area of Stourbridge. There are plenty of retail shops around the area with a Lidl just across the road and the towns of both Stourbridge and Brierley Hill are close by.

The Property

Front retail Space: 4.57m x 4.48m

(L Shaped Room Narrows to 2.56)

The front door leads into this wonderful retail space featuring a large front display window. Laminate floor.. This leads through to the rear retail space

Rear Retail Space: 2.62m x 3.09m

Rear emergency exit door. Door leads down to the basement room. Laminate floor.

Mid Room: 1.80m x 3.64m

A useful private room with cupboards and a sink unit. Laminate floor.

Basement Room: 3.66m x 4.15m

A very useful room situated off the rear retail space with stairs leading down to the basement room. Laminate floor.

Kitchen: 2.05m x 1.98m

With low level cupboards and a sink unit. Laminate floor.

WC:

With low level WC and wash hand basin.

Lobby: Situated off the kitchen with stairs rising to the first floor room.

First Floor Room: 2.00m x 2.77m

A useful room to the first floor.

Rear Lobby:

Door leads from the rear retail space into a rear lobby with emergency access to the rear.

Outside (Rear)

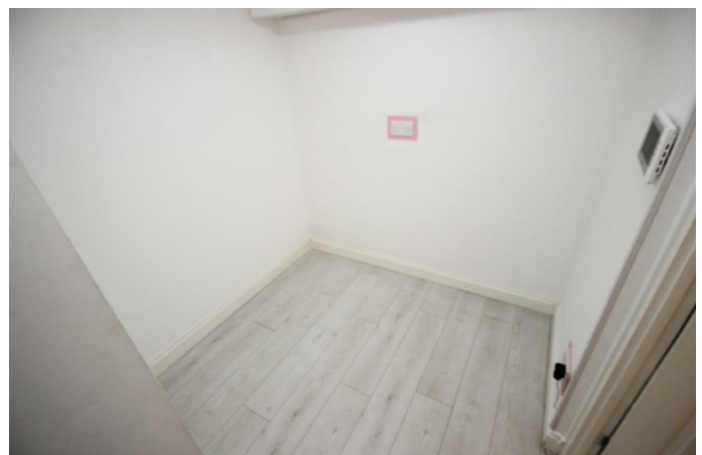
To the rear of the property is a courtyard with vehicle access from Park Street. Parking is on a first come first serve basis as it is shared with one other retail shop and a residential apartment.

General Information for Tenants

Identification and AML Requirements

COMPANY APPLICANT IDENTIFICATION REQUIREMENTS

In all cases we will need to take photocopies of all documents



submitted as evidence of identity or address

- the certificate of incorporation
- Proof of address for the company
- a list of directors
- the registered address
- Two forms of personal ID for the director responsible for signing terms

SOLE TRADER/SELF EMPLOYED APPLICANT IDENTIFICATION REQUIREMENTS

- Photographic identification ie: Drivers Licence or Passport
- Proof of Address ie: Utility Bill or Bank Statement
- Date of Birth

Applicants are required to pass referencing process. The applicant will be referenced personally if a sole trader. If a limited company the company must pass referencing.

In either event personal ID must be obtained for all responsible individuals or directors.

The cost of the referencing is to be paid by the proposed applicant / company

Referencing Cost:

Individual/Sole Trader: £150 plus vat (£180 incl)

Limited Company: £200 plus vat (£240 incl)

Rates

We suggest that any interested party should verify the applicable rates with the local authority

VAT

TBC

Lease:

A 3 year lease is applicable with a break clause at year one included.

Service Charge:

TBC

Legal Costs

A Lease to be provided by the Landlord with no charge to the tenant. Each party to be responsible for any further legal costs outside of the cost of the lease.

Security Deposit

A security deposit equivalent to TWO MONTHS RENT is required and will be held by the landlord for the duration of the lease.

Energy Performance Rating: C

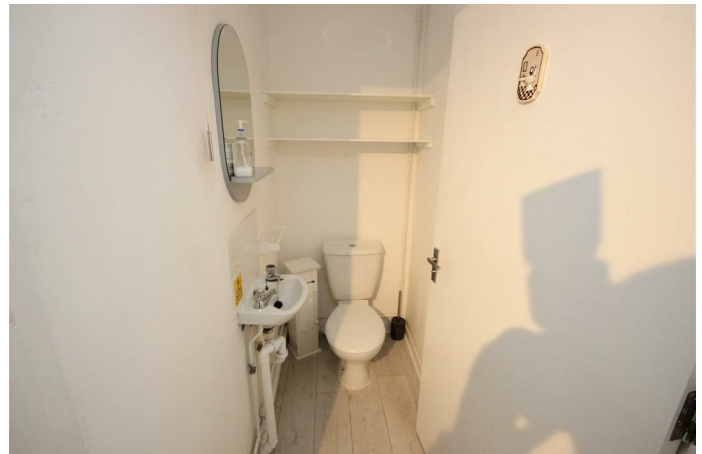
Viewings

Viewings strictly by appointment with Bloore King & Kavanagh to request a viewing:

Call: 0121 550 4151

or

Email: info@bkandk.co.uk



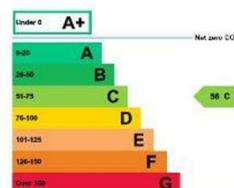
Total floor area 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

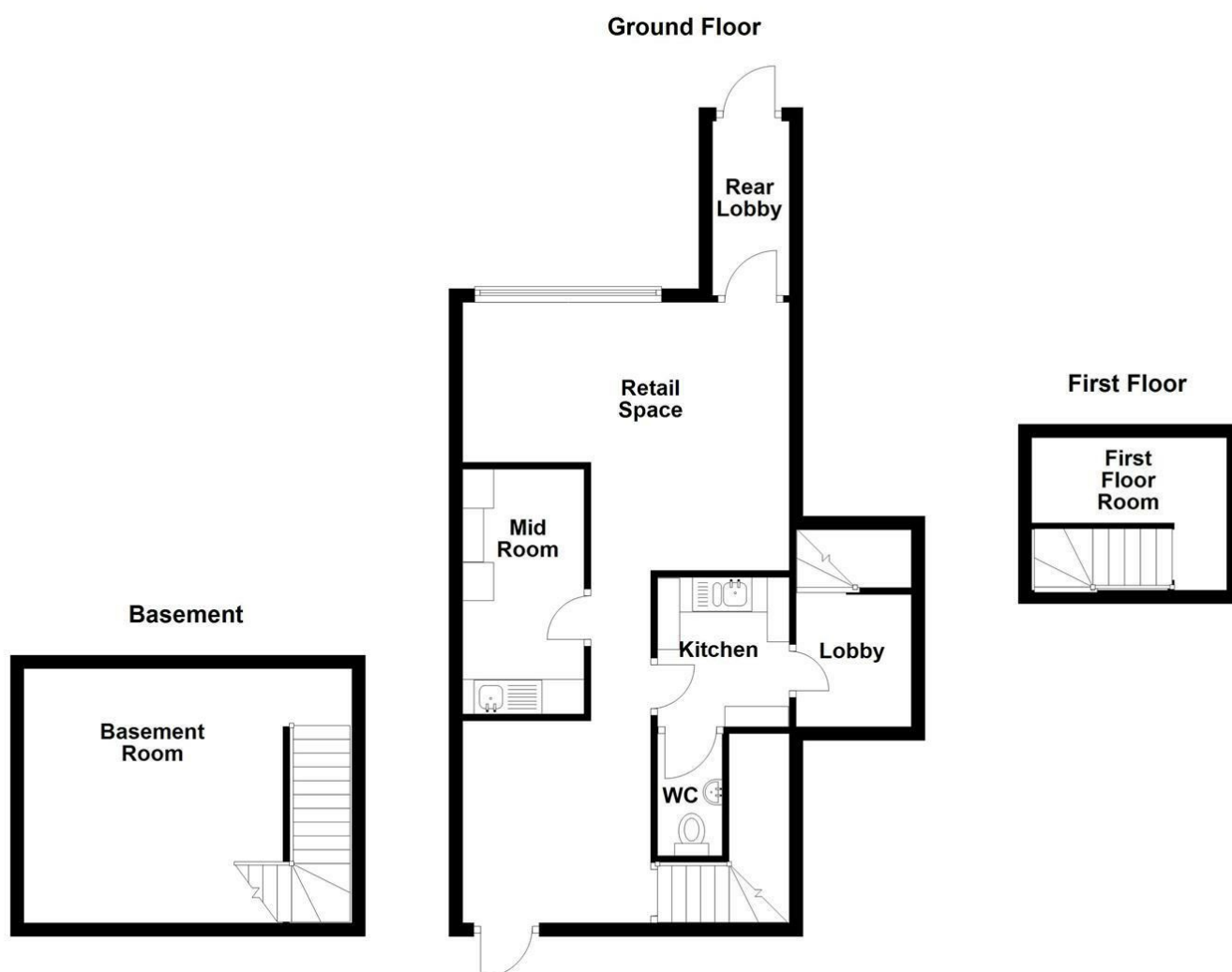


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/**

BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.