

7 Bridge Street | Stourport on Severn | DY13 8XD

# Prominent Town Centre Retail Unit / Development Opportunity – For Sale (May Let)

723.66m<sup>2</sup>  
(7,789ft<sup>2</sup>)

- Class E Retail Unit – former foodstore premises
- Site area 0.22 acres
- Prominent roadside position off Bridge Street
- Edge of town centre position
- Development opportunity (STC)
- Located adjacent to Stourport Basin and Yacht Club
- Quoting price £650,000 plus VAT



FOR SALE



Location



Gallery



Contact



FHP are delighted to present this prominent Class E unit fronting Bridge Street, and located adjacent to the historic, Canal & Riverside Trust managed Stourport Basin and Yacht Club.

## Location

Supporting a population of approx. 21,000 residents, Stourport on Severn is located in North Worcestershire, 23 miles south west of Birmingham, 15 miles north of Worcester and 11.5 miles west of Bromsgrove.

The subject property is located on the A451 Bridge Street, a mixed commercial location to the south of High Street.

The property fronts Bridge Street, and to the rear there is the Stourport Basin which is now home to the Yacht Club and various other local/tourist amenities.

## Description

The subject property comprises a former supermarket premises which has been adopted as retail space for the last 10+ years. Comprising approx. 7,789 sq ft, and sitting on a site of approx. 0.22 acres the premises provide sales, storage and staff accommodation over a single level, with a loading/unloading facility accessed from Bridge Street.

There is a council operated pay and display car park adjacent to the subject premises, and further parking facilities known locally as the 'Riverside Car Parks' are located off Martins Way, by the Library, which is a short walk from the subject premises. Further development potential should be considered, subject to necessary consents.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Sales Area	591.14	6,363
Ancillary	111.44	1,199
Staff	21.08	227
<b>Total</b>	<b>723.66</b>	<b>7,789</b>

## Site Area

Approximately 0.22 acres.

## Price

Offers for the freehold with vacant possession are invited in the region of:-

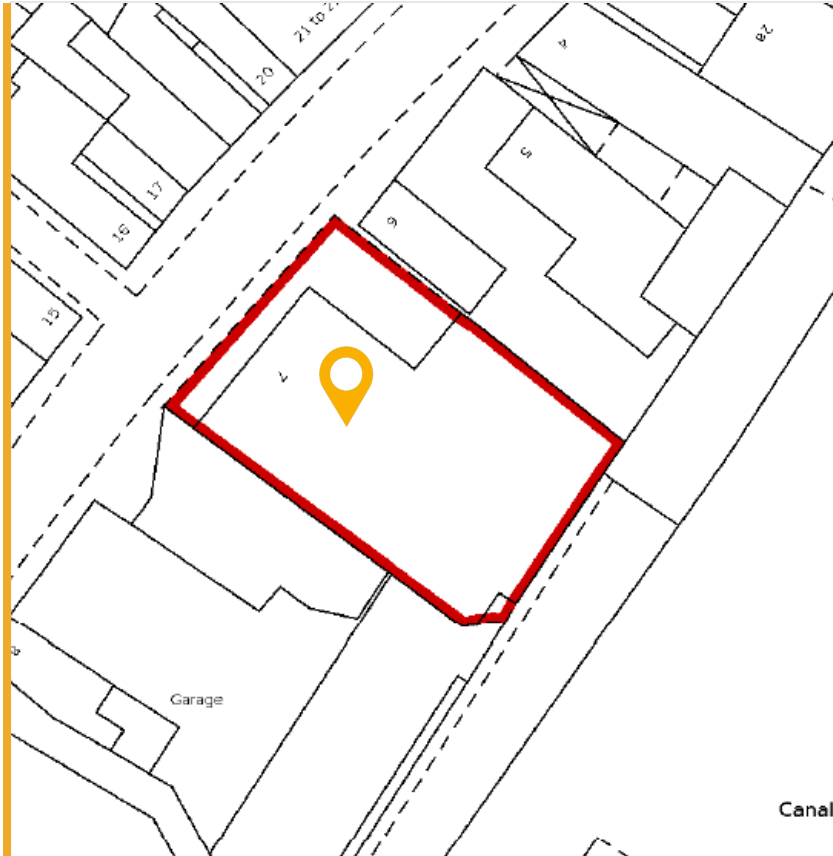
**£650,000 plus VAT**

## Lease

All enquiries to be made via the joint agents.

## VAT

The property is VAT registered.



## Utilities

Mains gas, electricity and water are connected to the premises.

## Vacant Possession

The property is currently occupied under a Lease which expires in June 2023 following which vacant possession will be obtained.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

### Shop & Premises

Rateable Value (RV): £65,500

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Planning

The property is categorised as retail within Use Class E and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. Please contact Wyre Forest District Council with any further planning enquiries.

