



**ROB ALSTON**  
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**PROMINENT  
FORMER BANKING  
PREMISES  
TO LET**



## STOURBRIDGE

81 HIGH STREET, WEST MIDLANDS, DY8 1EB.

### LOCATION

Stourbridge is a market town in the Metropolitan Borough of Dudley with a resident population of approximately 63,000 and is located 12 miles west of Birmingham.

### DESCRIPTION

The property comprises a substantial former Barclays bank unit offering a large ground floor area with first floor office/staff accommodation together with additional storage facility at second floor level.

The property is situated in a prominent location with frontage to Foster Street together with an additional return frontage to High Street. Nearby occupiers include **The West Brom, Nationwide, HSBC, Soffio Lounge, Santander, Specsavers** etc.

### ACCOMMODATION

Ground Floor Sales Area	340.2 sq m	3,660 sq ft
Rear Storage	10.2m	110 sq ft
First Floor Offices	261.1 sq m	2,809 sq ft
First Floor Storage	65.1 sq m	700 sq ft
Second floor Storage/Staff	48.7 sq m	524 sq ft

### RENTAL

Rental offers are invited in the region of **£45,000 per annum** exclusive.

### LEASE

The property is available by way of a new 10 year lease with a rent review at the end of the 5<sup>th</sup> year of the term

### RATES

Rateable Value (2023)	£41,500
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	

### VIEWING

Strictly by appointment with:  
**ROBERT ALSTON (07768 650446)**  
**DAVID WILLIAMS Emanuel Jones (07980 832593)**

### EPC

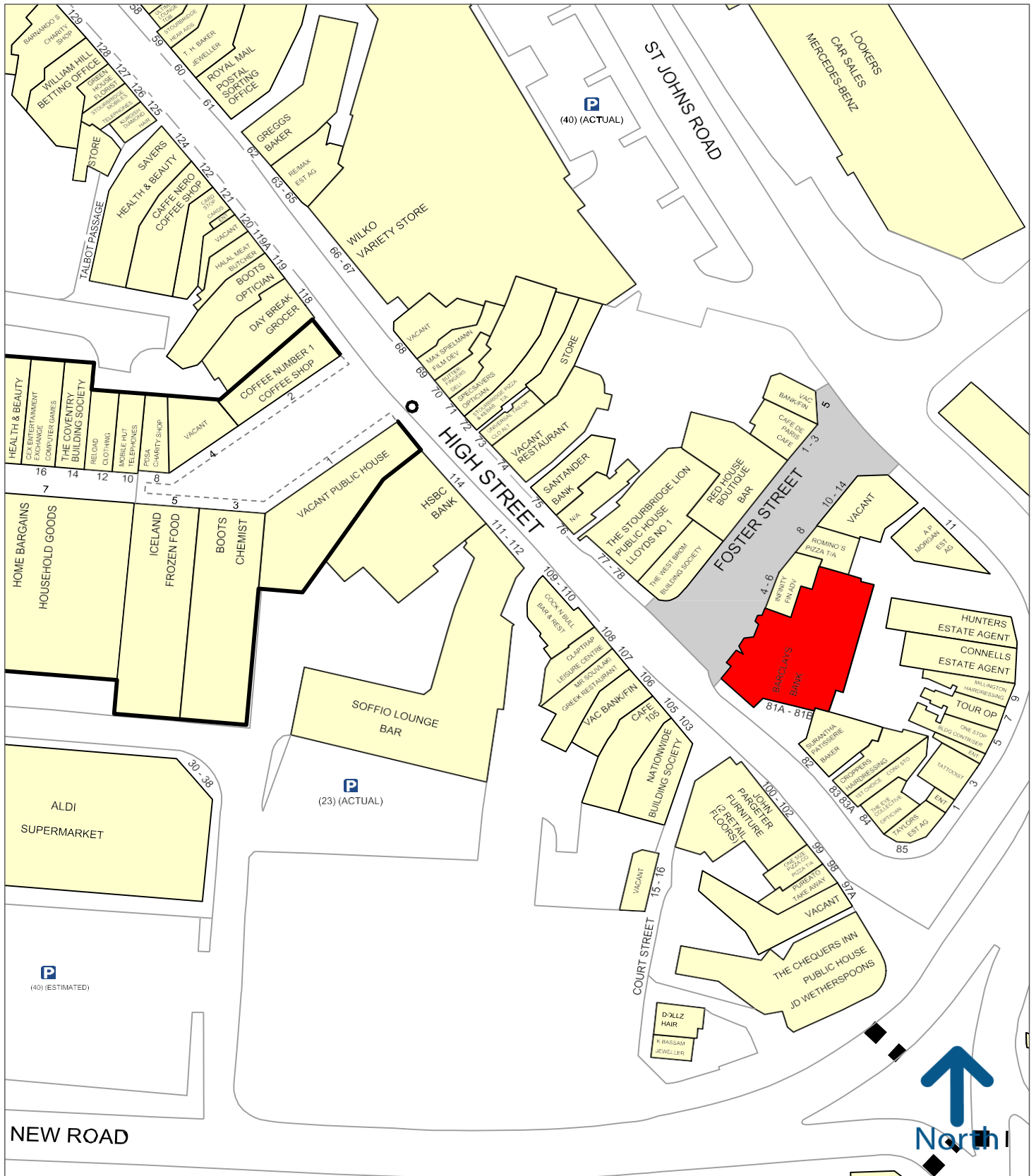
A copy of the Energy Performance Certificate is available on request

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