



2D HIGH STREET, WOLLASTON,
STOURBRIDGE, DY8 4NH

TO LET

High Street Retail Unit

Size

NIA Approx. - 216 sq ft (20.1 sq m)

To Let^a

£8,500 per annum excl.

Prominent high street retail unit in the heart of Wollaston

Suitable for a variety of retail & professional uses (STP)

Location

The property is situated in a prominent position fronting the High Street close to its junction with the Bridgnorth Road at the island in the centre of Wollaston.

Description

The property comprises a ground floor lock-up shop unit of brick / block construction with a display window fronting the High Street. There is a small kitchenette and toilet to the rear. There is parking available to the rear of the property.

Accommodation

Gross frontage	12'10"
Net frontage	11'2"
Internal Width	11'11"
Shop depth	18'2"
Net Retail Sales Area	216 sq ft
Kitchenette	-
W/C	-

To Let

£8,500 per annum excl.

Term

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

V.A.T.

The property is not VAT registered.

Rating Assessment

Rateable value: £5,300

U.B.R.: 49.9p in the £ (2025/2026)

* The property may qualify for 100% small business rates relief.

* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the letting.

Energy Performance Certificate

Please contact the agent for further details.

Viewing

Contact – Michael Johnson and Co.

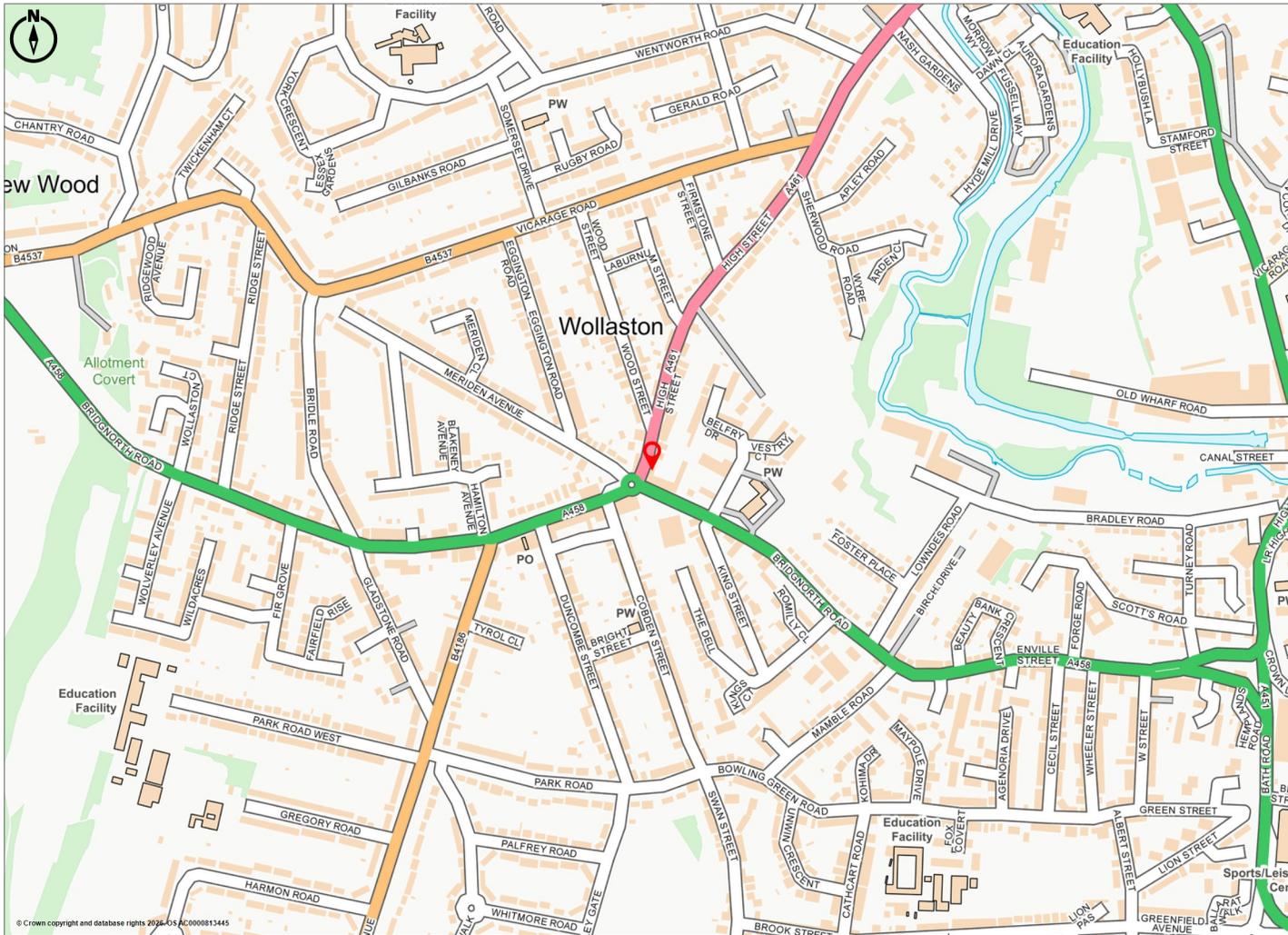
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