

**SUBJECT TO VACANT POSSESSION  
RETAIL UNIT AVAILABLE TO LET**

**UNIT 7 & 8  
CROWN CENTRE  
STOURBRIDGE  
DY8 1YD**



**LOCATION**

Stourbridge is a Black Country market town lying approximately 12 miles to the west of Birmingham City Centre. The town centre is anchored by a large **TESCO EXTRA STORE**

Key occupiers in the Crown Centre include **SUBWAY, TIMPSON** and **BARNARDOS**.

**DESCRIPTION**

The premises is a large double fronted unit in close proximity to the entrance to the Crown Centre.

**ACCOMMODATION**

The premises comprise of the following approximate floor areas:-

<b>Internal Width</b>	<b>17.62m</b>	<b>57'10"</b>
<b>Shop Depth</b>	<b>10.64m</b>	<b>34'11"</b>
<b>Ground Floor Sales Area</b>	<b>170.65m<sup>2</sup></b>	<b>1,835 sq ft</b>

**RENT**

The premises will be made available at a commencing rental of £27,500 pax.

**TENURE**

The premises are to be let by way a new effectively full repairing and insuring lease for a term of 10 years to be taken outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

**EPC**

The Energy Performance Asset Rating of the premises was previously within Category B (33).

A copy of the Energy Performance Certification can be made available upon request.

**SERVICE CHARGE**

The annual service charge for the year end March 2026 is £6,234.88 plus VAT.

**PLANNING**

We understand the premises currently have a Class E (A) Use which allows the premises to be used as a traditional retail outlet.

From our enquiries with the Local Planning Authority, we understand the premises are not Listed, but they do lie within a Conservation Area.

We would suggest that interested parties verify the above information with the Local Authority.

**RATEABLE VALUE**

We have been advised by our clients that the current rateable value for the premises is as follows:-

<b>Rateable Value (2026 Assessment)</b>	<b>£23,000</b>
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We suggest that all interested parties should verify the above information with the Local Authority.

**AML**

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

**VIEWING**

Viewing is strictly by prior appointment with the Sole Retained Agents.

**Andrew Benson**  
**Wright Silverwood**  
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**Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)**

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

**DATE: MAY 2026**

**0121 454 4004**

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