

**TO LET**

**Two New Retail Units  
Stourbridge Health & Social Care Centre  
John Corbett Drive  
Stourbridge, DY8 4JB**



**Location**

Stourbridge Health & Social Care Centre is a new state of the art purpose built Centre which includes three retail units. One of these units is currently occupied by Boots Pharmacy and two are available for immediate lease.

The Health & Social Care Centre is located just north of Stourbridge Town Centre fronting Vicarage Road, serving a locality population of 55,139. Over 500 out patients and health care professionals visit the centre every day. Extensive free car parking facilities are provided.

The Centre provides a base for Primary Care Trust clinics such as community nursing; long term conditions clinics, physiotherapy, chiropody and dental services. It also provides a new base for the Westhill Clinic, the joint health and social care team for Learning Disabilities and a six partner practice GP Surgery (Three Villages Medical Practice).

The Council's Development Plan proposes a new housing estate of some 250 houses on the old Corbett Hospital site which is adjacent to the new Health & Social Care Centre and retail units.

**ACCOMODATION**

Unit 1 (adjacent to Boots Pharmacy)	962 sq ft	89.37 sq m
Unit 2 (adjacent to the main entrance to the Health Centre)	640 sq ft	59.46 sq m

**LEASE**

The properties are offered on the basis of a new fully repairing and insuring Lease for a term of years to be agreed upon in multiples of 5 years; however it may be possible to negotiate more flexible terms.

**RENT**

Unit 1	£15,000 per annum (exclusive of Rates and Service Charge)
Unit 2	£10,000 per annum (exclusive of Rates and Service Charge)

**01384 262322**  
 Samantha James, Operations Manager  
 Dudley Infracare LIFT Ltd, Off Little Cottage Street, Brierley Hill, DY5 1RG  
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*Vendor takes no responsibility for any error, mis-statements or omissions in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Any figures in these particulars may be subject to VAT and interested parties should consult their advisors.*

**VAT**

Vat is payable on the rental and service charge.

**Rates**

The rates are still to be assessed. All interested parties are advised to make contact with the Local Authority on 01384 818181.

**Service Charge**

In addition to rent and rates, a service charge of

Unit 1 £3,000 per annum will be levied.

Unit 2 £2,000 per annum will be levied.

**Planning**

The landlord will not consider any applications for A3 (restaurant) or A5 (hot food takeaway).

**Legal Costs**

Each party is to be responsible for their own legal costs

**Viewings**

Strictly by appointment with: -

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