

ROWLEY HUGHES 0121 212 7800

RETAIL PREMISES TO LET 8-11 VICAR STREET KIDDERMINSTER, DY10 1DE

SUITABLE FOR A VARIETY OF USES BETWEEN CLASSES 1 - 4



Location

The premises are situated in a prominent position at the junction of **Weavers Wharf** and the pedestrianised High Street, opposite the **Town Hall** and diagonally opposite **TH Baker Jewellers**. Other retailers in the near vicinity include **Superdrug**, **W H Smith**, **Warren James**, **Trespass and Chapman and Myers**.

Description

The premises comprise a shop on one level only capable of subdivision into up to 3 units, **(plans available on request)**.

Accommodation

Ground Floor Sales 1,012 sq ft 94.01 sq m

2 wc's

Tenure

The property is available on the basis of a new lease at a rental of £30,000 pax as a whole and on a proportional basis if sub division.

Rating Assessment

 Rateable Value
 £29,175

 Rate in the £ (2018/2019)
 49.3p

 Rates Payable
 £14,383.28

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:-

lan Hughes

Rowley Hughes Thompson

Direct Tel: 0121 212 7802 Email: <u>ianh@rhtretail.co.uk</u>

Date Revised: July 2018

All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







50 metres

Created By: RHT

