

**KIDDERMINSTER
1 WORCESTER STREET, DY10 1EA
PROMINENT LARGE RETAIL PREMISES TO LET
(MAY SUBDIVIDE)**



Location

Kidderminster is one of the major towns in Worcestershire approximately 60 miles north of Worcester and 19 miles west of Birmingham and has a district population of just under 100,000. The property is situated at the Northern end of Worcester Street at its junction with High Street. The pedestrianised thoroughfare benefits from pedestrian flow between the Roland Hill Shopping Centre and the Swan Centre which houses retail such as **Argos, B & M, 99p**. The property is adjacent to a newly opened mega value store. Other nearby occupiers include **WH Smith, Poundland, H Samuel and Game**.

Description

The property comprises a shop of 4 levels with a rear service yard and loading bay. With the following approximate areas:-

| | | |
|------------------|-------------------|-----------------------|
| Ground Floor | 1566 sq.m. | (16,860 sq.ft.) |
| First Floor | 1734 sq.m. | (18,667 sq.ft.) |
| Second Floor Anc | 1743 sq.m. | (18,762 sq.ft.) |
| Third Floor Anc | 931 sq.m. | (10,021 sq.ft.) |
| Fourth Floor | 58.9 sq.m. | (612 sq.ft.) |
| Total | 6033 sq.m. | (64,922 sq.ft) |

NB. The accommodation can be split to accommodate requirements either vertically or horizontally.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rental

On Application

Rating Assessment (for whole)

In the event of a split it would be re-valued.

Rateable Value £233,000

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.

EPC

Upon request.

Legal Costs

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

Viewing

Strictly by appointment with the joint agents:

Ian Hughes

Rowley Hughes Thompson

Direct Tel: 0121 212 7802

Email: ianh@rhtretail.co.uk

Eddy Cottrell

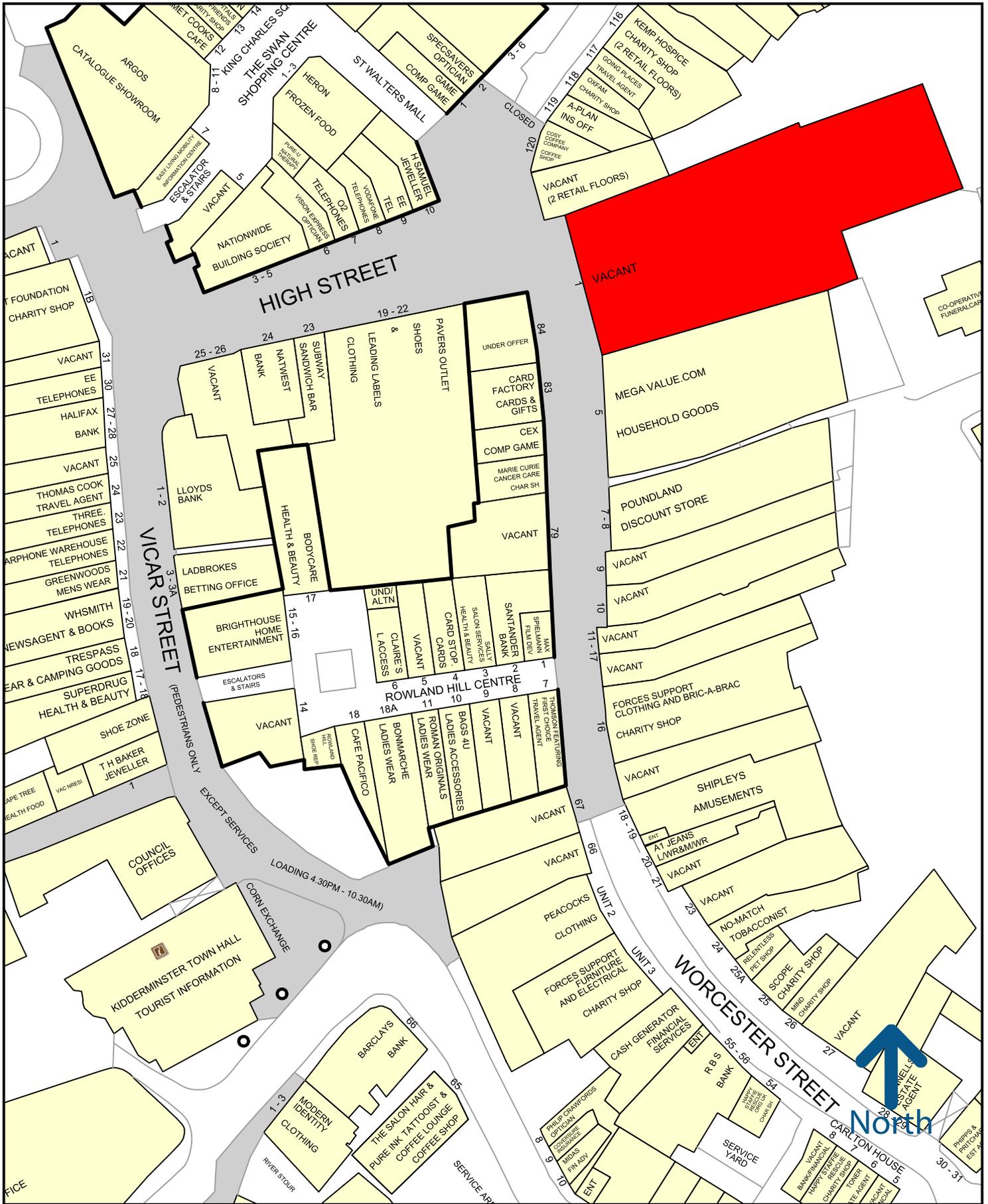
Cottrell Commercial

Direct Tel: 01928 733333

Email eddy@cottrellcommercial.co.uk

Date: 9th March 2018

**All transactions are stated exclusive of VAT.
SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 18/02/2016
Created By: RHT



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