



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



On the Instructions of Sainsburys Supermarkets Limited

SHOP TO LET – A5 (TAKEAWAY) CONSENT

62 OXFORD STREET, KIDDERMINSTER, DY10 1BJ

Location

Kidderminster is a North Worcestershire Market town lying approximately 17 miles west of Birmingham and 13 miles north of Worcester.

The subject premises themselves are located on the junction of Oxford Street and Bridge Street near to a number of night circuit operators including **Carter's Bar and Restaurant** and **The Swan Pub**.

The premises are also located near to the Vicar Street entrances to **Weavers Wharf** and **The Rowland Hill Centre**.

Description

The premises comprise a modern two storey retail property with ground floor retail accommodation and additional sales space at first floor. There are WC facilities at first floor level.

Accommodation

Ground Floor Net Internal Area	33.63 sq m	362 sq ft
First Floor Restaurant Area	27.20 sq m	293 sq ft
First Floor Storage/Ancillary	1.00 sq m	11 sq ft

Lease

The premises are to be made available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Commencing Rental

£8,500 per annum exclusive of service charge, business rates, building insurance and VAT.

Rateable Value

Rateable Value £5,500

We suggest that all interested parties should verify the above information with the Local Authority as transitional relief may be applied to Rates Payable.

EPC Rating

D – A full EPC is available upon request.

Legal Costs

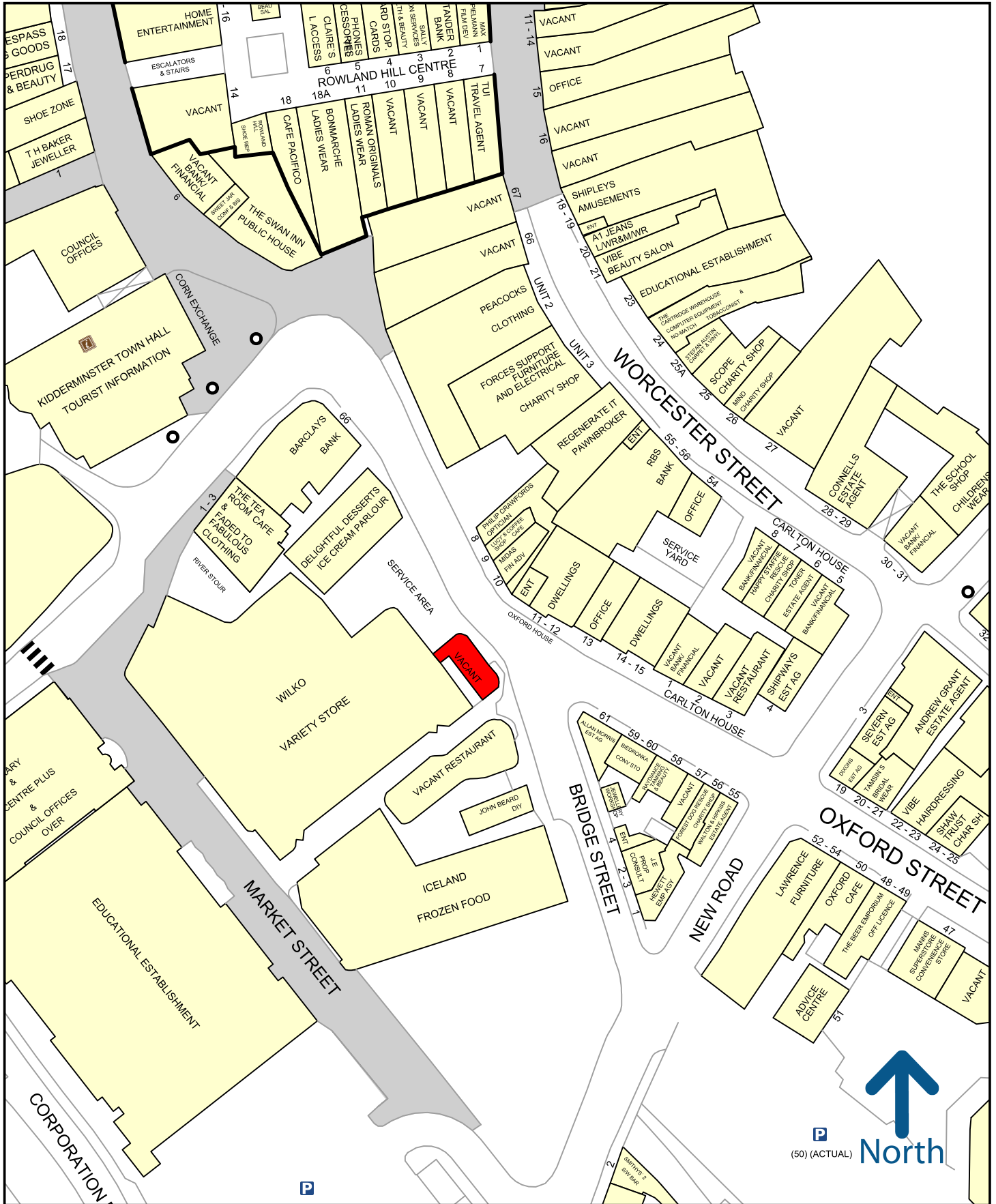
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing Strictly by appointment with the Sole Retained Agents:

Jon Rowley
DD: 0121 212 7801
E: jonr@rhretail.co.uk

Date prepared: May 2019. 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 an 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 the 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.



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