



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL UNIT TO LET

**25 VICAR STREET, KIDDERMINSTER,
DY10 1DA**

Location

Kidderminster is one of the major towns in the County of Worcestershire, approximately 16 miles north of Worcester and 19 miles west of Birmingham and has a district population of just under 100,000. The subject premises are situated within the prime of Vicar Street, retailers of note in the near vicinity include **Superdrug, W H Smith, Trespass Outdoor** and **Thomas Cook**.

Description

The premises comprise a shop on one level only with rear servicing and car parking spaces with the following approximate dimensions and areas:-

Gross Frontage	4.1 m	13' 5"
Net Frontage	3.9 m	12' 10"
Internal Width	3.66 m	12' 0"
Widens to max of	8.4 m	25' 7"
After	5.9 m	19' 4" Depth
Shop Depth	30.17 m	98' 11"
Ground Floor Sales	151.43 sq m	1,630 sq ft

Tenure

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

Rent

£27,500 per annum exclusive of rates and VAT.

Rating Assessment

Rateable Value (2017)	£22,000
Rate in the £ (2019/20)	49.1p
Rates payable	£10,802

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year (2017/18) and potentially each subsequent year until April 2022.

EPC Rating

A copy is available upon request.

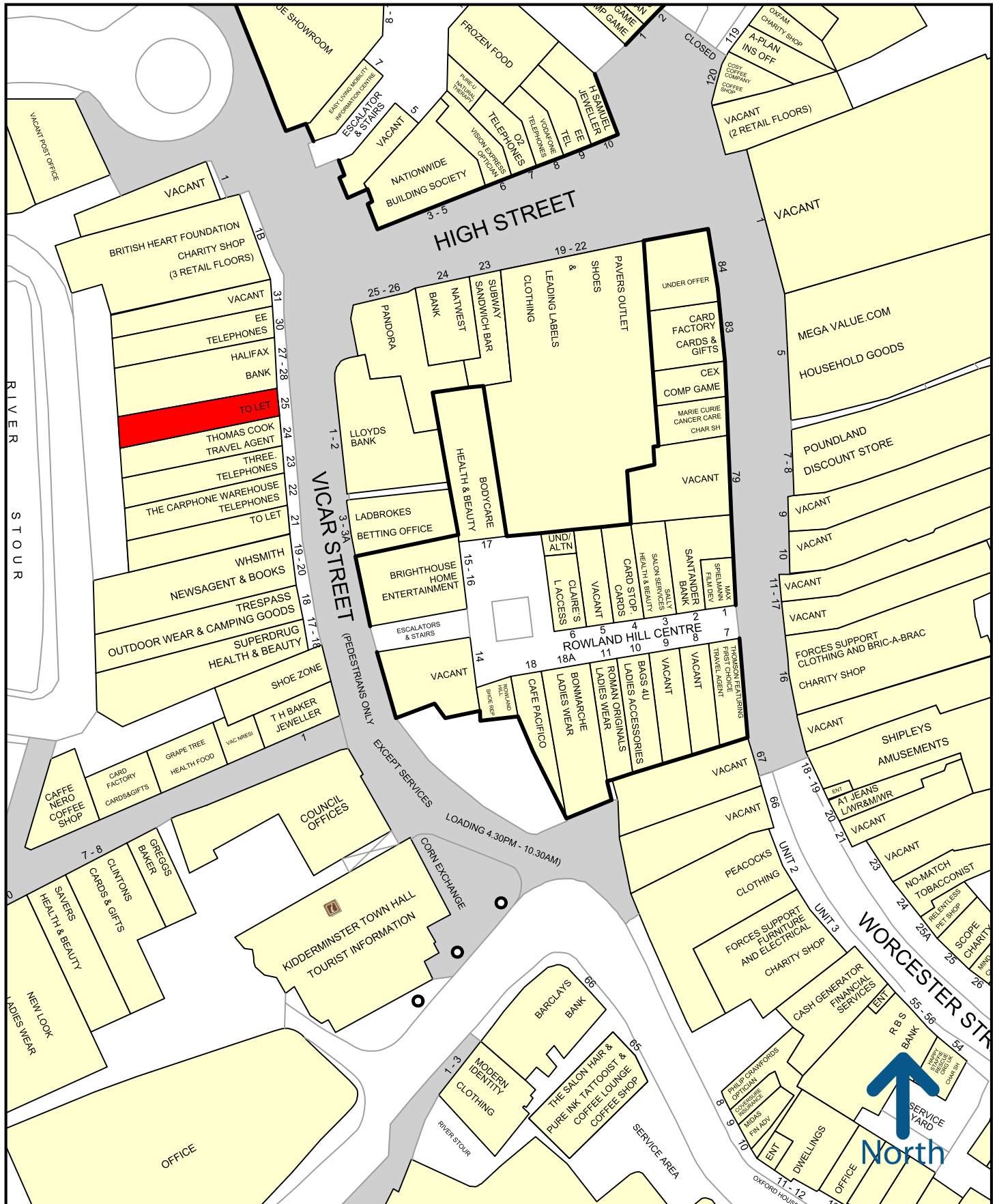
Legal Costs

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

Contact:

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Date: June 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 09/10/2017

Created By: RHT



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