



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## RETAIL PREMISES TO LET

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

**Subject to Vacant Possession**

### Location

Vicar Street continues to be one of the busiest parts of Kidderminster town centre being the main thoroughfare between the traditional prime of High Street and Weavers Wharf edge of town Shopping Centre anchored with Debenhams and M & S.

The subject premises are situated in a prime location adjacent to **Superdrug** and **WH Smith** in the same block as **Shoe Zone** and **Carphone Warehouse**.

### Accommodation

The property comprises a shop on ground and first floor with the following approximate areas:-

Ground Floor Sales	231.3 sq m	2,498 sq ft
First Floor Storage	181.2 sq m	1,951 sq ft

### Tenure

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

### Rental

Rental offers in the region of £42,500 pa exclusive are invited.

### Rating Assessment

Rateable Value	£53,500
Rate in £ (2019/20)	50.4p

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with Wyre Forest Council (01562 820 505) to confirm rates payable and whether any transitional relief applies.

### EPC

Available on request.

### Legal Costs

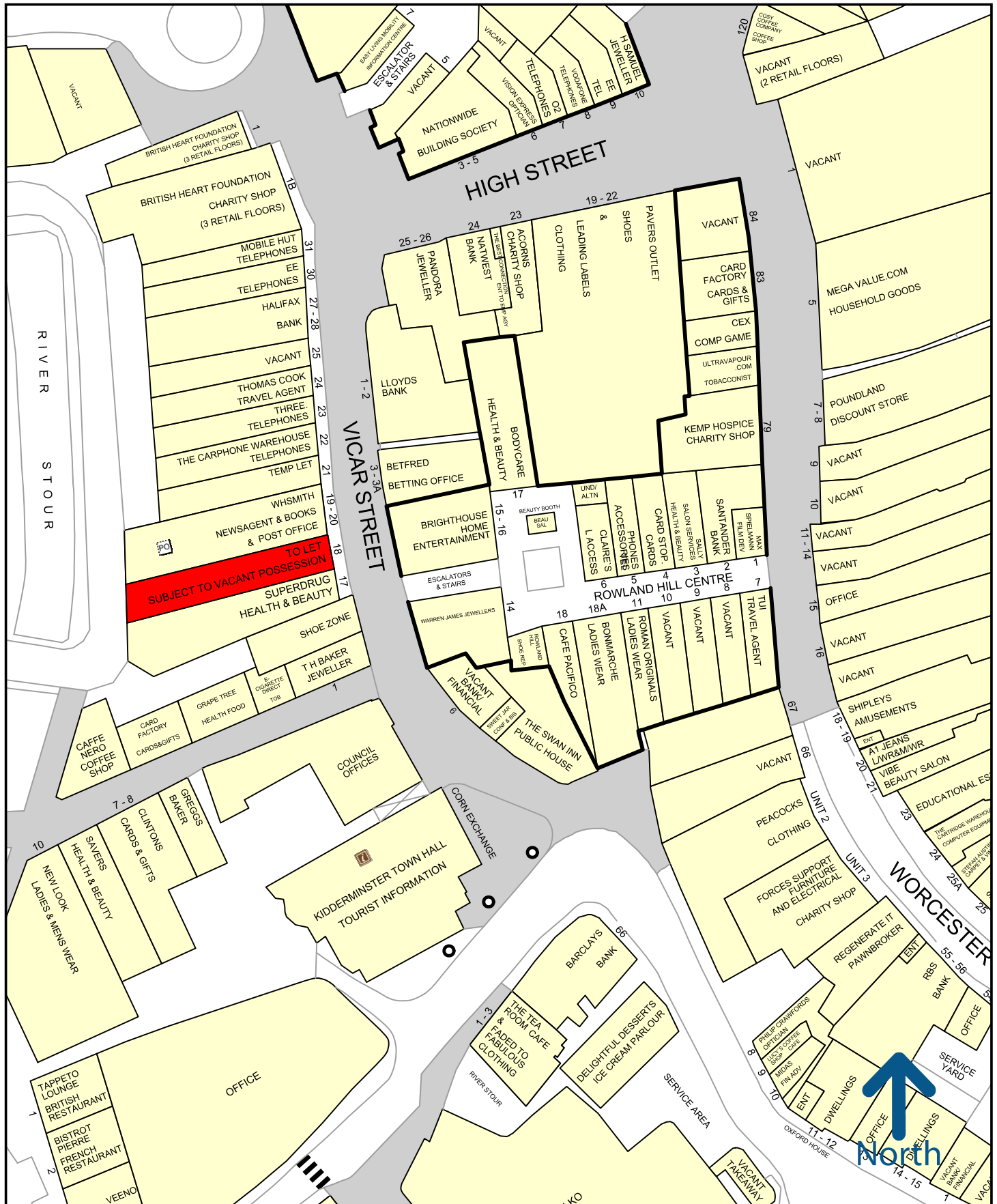
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

### Viewing strictly by appointment with the sole agent:

Ian Hughes  
DD: 0121 212 7802  
E: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

Date prepared: August 2019 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.



50 metres

Experian Goad Plan Created: 15/08/2019

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