



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



RETAIL PREMISES TO LET

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

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	179 sq m	1927 sq ft
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Tenure

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

Rental

Rental offers in the region of **£32,500** pa exclusive are invited.

Rating Assessment

Rateable Value	£31,250
Rate in £ (2019/20)	49.1p
Rates Payable	£15,343.75

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

Date prepared : September 2019 transactions are stated exclusive of VAT. Subject to Contract.

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Experian Goad Plan Created: 24/09/2019

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50 metres