



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL PREMISES TO LET

**22 VICAR STREET
KIDDERMINSTER
DY10 1DE**

Location

Kidderminster is one of the major towns in the Country 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, WH Smith, Halifax and Warren James.**

Description

The property comprises a shop on one level only, with the following approximate dimensions and areas:-

Internal Width	5.99m	19ft 8"
Shop Depth	31.20m	102ft 4"
Ground Floor Sales	168.52 sqm	1,814 sqft

Tenure

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

Rent

Rental offers in the region of £35,000 per annum are invited exclusive of rates and VAT.

Rating Assessment

The property is assessed for rates as follows:

Rateable Value £30,220
 Rate in £ 49.1p (2019/2020)
 Rates Payable Nil for year 1

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.

Legal Costs

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

Viewing

By appointment with the sole agent:-

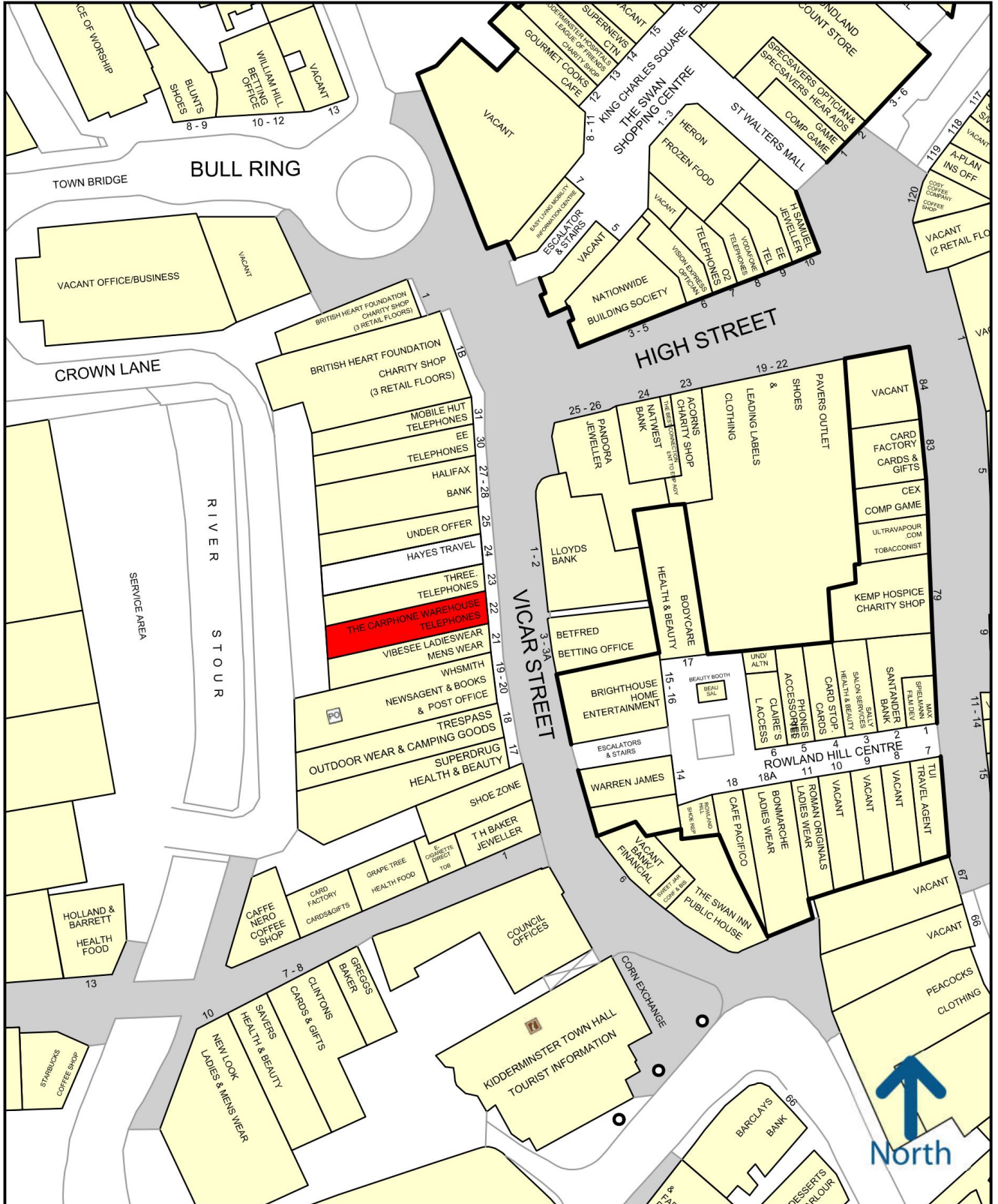
**Ian Hughes
Rowley Hughes Thompson**

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Date prepared March 2020. 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.



50 metres

Experian Goad Plan Created: 18/08/2020
Created By: RHT

