



# 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 £ (2019/2020) 49.1p  
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 joint agents:-

**Ian Hughes**

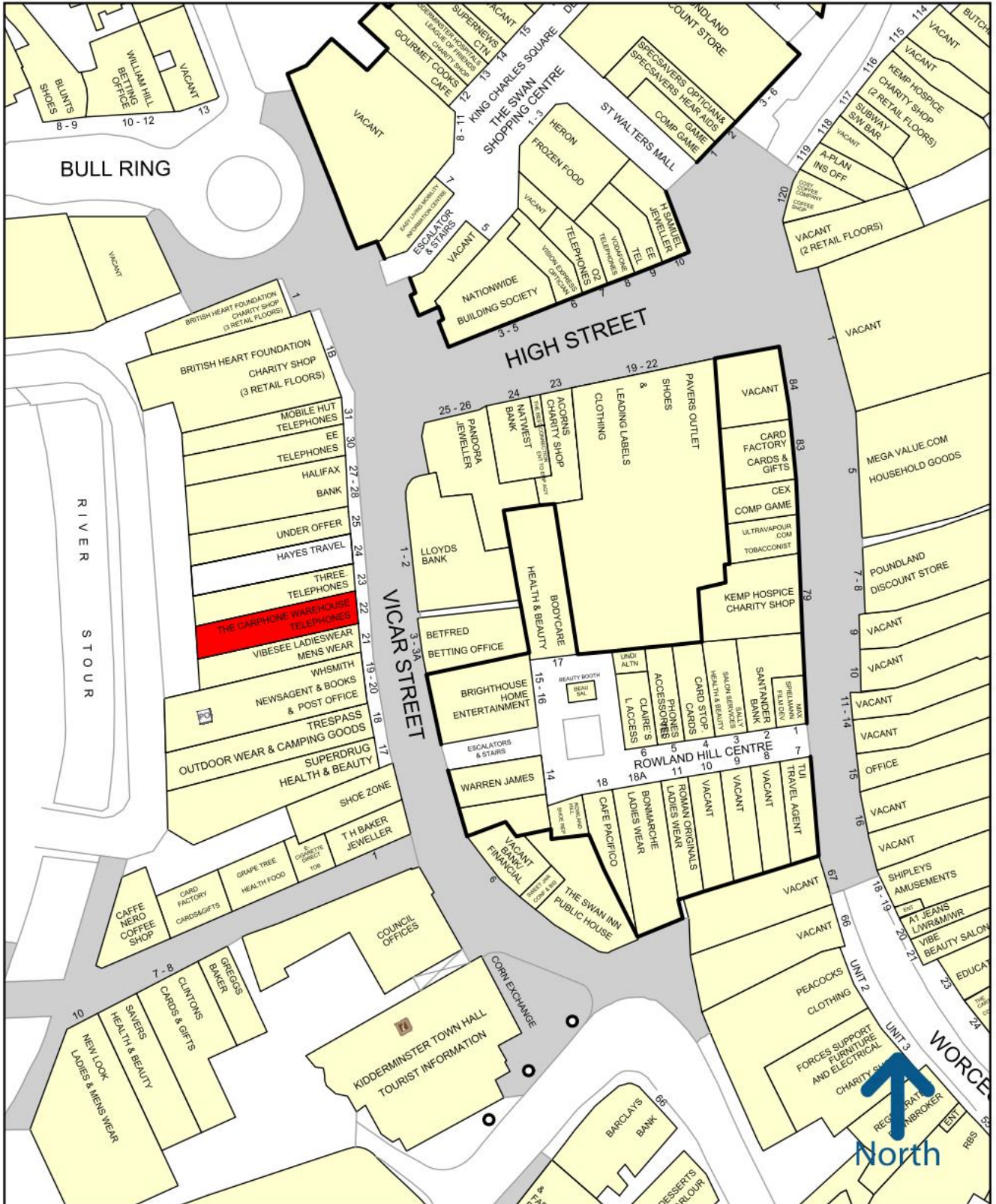
**Rowley Hughes Thompson**

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Date prepared March 2020. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

Experian Goad Plan Created: 20/03/2020  
Created By: RHT



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