



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



TO LET

Prominent building
Suitable for a range of uses
including offices and medical

**197 BIRMINGHAM ROAD
KIDDERMINSTER
DY10 3AX**

Location

The property occupies a highly prominent position fronting the main A456 Birmingham Road, approximately ½ mile to the east of Kidderminster town centre.

Description

The premises comprise a double-fronted, 2-storey building with parking in front, and a secure rear tarmacadamed yard providing further parking, with several outbuildings. It provides the following approximate floor areas:-

Ground Floor – 8 rooms	84 sq. m.	904 sq. ft
First Floor – 7 rooms	68 sq. m.	732 sq. ft
Rear – 5 outbuildings	87 sq. m	936 sq. ft

Specification

The property requires repair and improvement, and can either be taken in its current condition, or refurbished by the lessor to an agreed specification.

Rent

Rental offers in excess of £20,000 per annum exclusive are invited for the property in its current condition.

If the lessor refurbishes the property, a rent will be quoted depending on the agreed specification of the refurbishment.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rating Assessment

Rateable Value £13,750

The 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 Small Business relief may be available.

Energy Performance Certificate

The property has an EPC rating of C.

Legal Costs

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

Viewing

Strictly by appointment via the sole agents:

David Thompson
Rowley Hughes Thompson
Tel: 0121 212 7803
Email: davidt@rhretail.co.uk

Date prepared: August 2023. All transactions are stated exclusive of VAT. Subject to Contract.





