

Units 1 & 2, 11-17 Worcester Street, Kidderminster, DY10 1ED



TO LET

Town Centre Retail Units

Net Internal Area: 2,860 - 4,085 ft² (265.7 - 379.5 m²)

Location

The units are located fronting Worcester Street, close to its junction with High Street, in the town centre of Kidderminster, opposite the entrance to Rowland Hill Shopping Centre. Nearby retailers include Poundland, Max Spielman, B&M, Card Factory and Peacocks.

Description

The premises comprise two adjacent retail units fronting Worcester Street. The units benefit from generous retail space on the ground floor, with further ancillary storage/office space on the first floor.

The unit further benefits from rear access via the first floor, with an external stairway up to a service area, which facilitates deliveries and car parking.

Accommodation

Unit No.		Size		Rental
Unit 1	Ground Floor	2530 sq ft	235 sq m	£15,000 pa
	First Floor	1555 sq ft	144 sq m	
Unit 2	Ground Floor	1445 sq ft	134 sq m	£10,000 pa
	First Floor	1415 sq ft	131 sq m	

Rental / Terms

The property is available to let on a new lease with length to be agreed at the below rentals:

Unit 1: £15,000 per annum

Unit 2: £10,000 per annum

Business Rates

The premises are rated by Wyre Forest District Council as follows:

Rateable Value

Unit 1: £9,100

Unit 2: £6,700

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

VAT

All figures' quotes are exclusive of VAT which is payable.

Planning Use

We understand that the units currently have planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities

Viewings

Strictly via the sole letting agent Siddall Jones on: **0121 638 0500**

