

TO LET

UNIT 2, 1 HIGH STREET
KIDDERMINSTER, DY10 2DJ



RESTAURANT/CAFÉ/RETAIL

2,034 sq ft (189 sq m) (Approx. Total Gross Internal Area)

- High Street location
- Outside seating potential
- A1/A3 Consent

LOCATION

The property is situated in a prime retailing area on the corner of the High Street and Vicar Street.

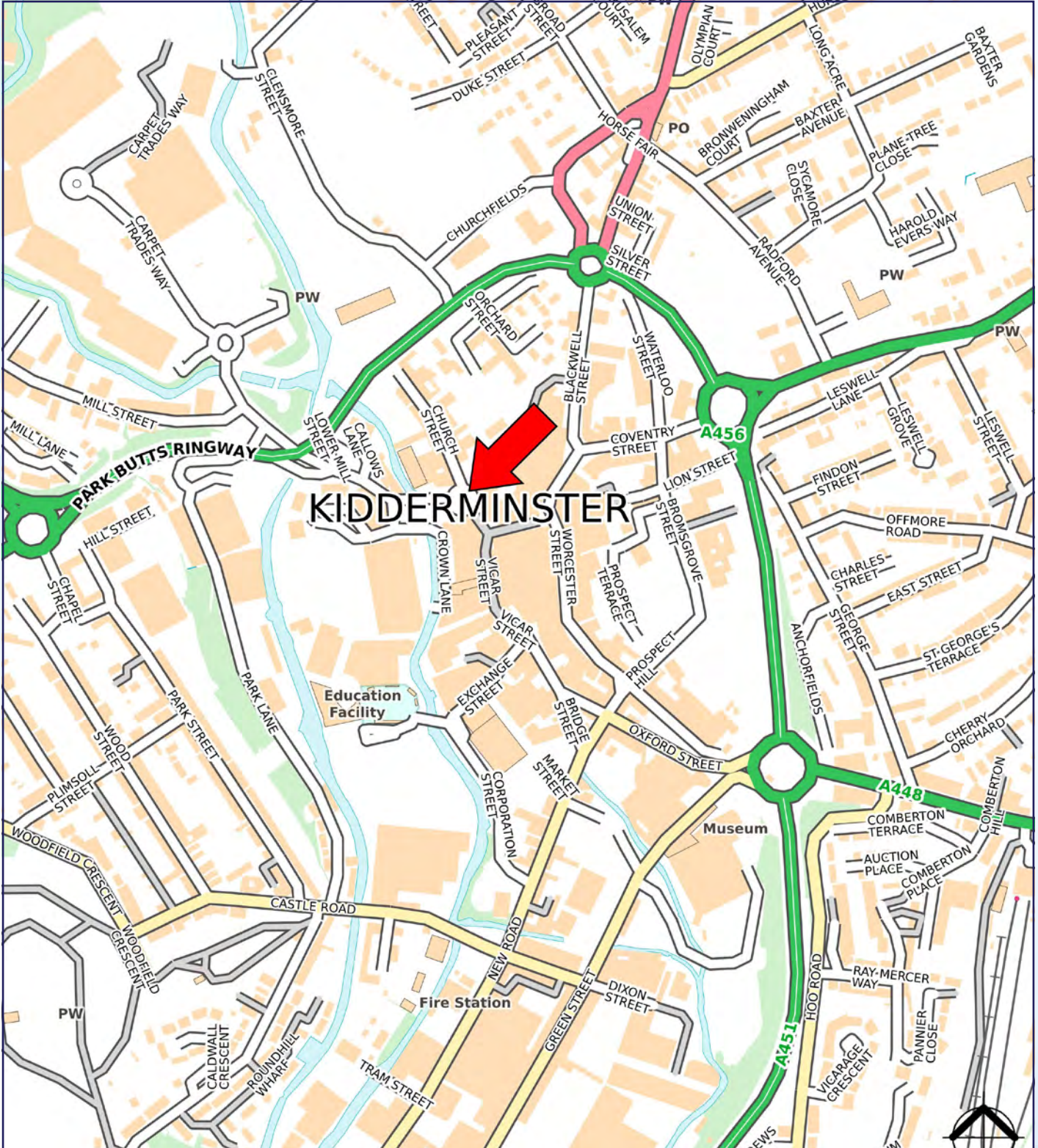
Kidderminster Railway Station provides regular services to Birmingham and vehicular access is via the M5 and M42.

Nearby occupiers include Argos, EE, Halifax, and Nationwide, with the Weavers Wharf development behind the High Street.

DESCRIPTION

1 High Street provides ground floor accommodation which is fully glazed to external elevations. The premises are finished to shell and core. Outside seating may also be available, subject to necessary consent

POSTCODE: DY10 2DJ



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a gross internal basis (GIA) and comprises the following approximate dimensions and areas:

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	189	2,034

Measurements provided by third party and need to be clarified.

All measurements are approximate and should be checked.

RENT

£27,500 per annum

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease.

PLANNING

The premises has permission for class A1 (Shops) and A3 (Café/ Restaurant) of the Use Classes Order 1987.

There may be potential for alternative uses subject to planning.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

The property has a rateable value of £22,500. You should contact the local authority to confirm the exact amount payable.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

EPC

C36

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

David Walton

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SUBJECT TO CONTRACT Ref: RA069 Date: 08/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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PROPERTY CONSULTANCY

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