



PROMINENT RETAIL/GYM UNIT

6,061 SQ FT (563 SQ M)

55-57 Worcester Street, Kidderminster, DY10 1EL

To Let / For Sale

- **CONVENIENT LOCATION**
- **SUITABLE FOR ALTERNATIVE USES**
- **PUBLIC PARKING ON STREET**
- **AVAILABLE IMMEDIATELY**
- **FREEHOLD**
- **MAJOR RETAILERS NEARBY**

LOCATION

The Property fronts on to Worcester Street in Kidderminster Town Centre. Worcester Street forms part of the one-way road system servicing the main retail area including the Rowland Hill, Swan and Weavers Wharf Shopping Centres.

The Property is situated within a conveniently located mixed-use commercial parade. Notable retailers in close proximity include Peacocks, O2, Poundland and Subway.

Kidderminster Town Centre benefits from excellent transport links with the Ring Road providing ready access to Birmingham Road (A456) and Comberton Road (A448) with the M5 motorway approximately 10 miles to the east.

DESCRIPTION

The Property benefits from a wide shop frontage on Worcester Street providing access to the predominantly open plan former Banking Hall to the ground floor with ancillary office and staff welfare facilities to the rear.

A separate entrance provides access to the first floor, which previously operated as a Gym, with a main open plan studio area, office / store rooms to the rear as well as separate Male and Female WC's.

The Net Internal Area (NIA) of the Ground Floor extends to approximately 3,122 sq ft (290 sqm) with the First Floor being some 2,939 sq ft (273 sqm).

SERVICES

All mains services are available.

ASKING PRICE

£285,000 (plus VAT)

ASKING RENT

£27,500 per annum, on the basis of a Lease for a term of 3 or more years.

RATEABLE VALUE

£18,000

ENERGY PERFORMANCE CERTIFICATE

Ground Floor - Band E (112)

First Floor - Band D (85)

LEGAL FEES

Each party to pay their own fees.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

VIEWING

Strictly by appointment with our Reception on 01527 584242.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.