

To Let

GJS | Dillon

The Commercial Property Consultants



6 New Road, Kidderminster, DY10 1AF

Prominent ground floor retail premises

- Large display window fronting New Road
- Ideally suited for a range of uses
- Situated in an established retail area close to the town centre
- Opposite a public pay and display car park
- 409 sq ft (38.02 sq m) NIA

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

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6 New Road, Kidderminster, Worcestershire, DY10 1AF

Location

The property is situated in a prominent position on New Road which leads into Kidderminster Town Centre. Nearby occupiers include Aldi, Dunelm, Coral and Morrisons.

Kidderminster itself is located to the north of Worcester, to the south west of Stourbridge and has good road access to each, as well as to Junctions 4, 5 and 6 of the M5 motorway. Kidderminster also has a mainline railway station which provides a direct link to the Worcester stations and Birmingham Snow Hill.

Description

The property stands in a parade of modern retail premises with good prominent retail accommodation to the front and ancillary store behind.

The property is in good condition throughout with wood effect floors. It has a large double fronted window to the front elevation, suspended ceilings and store / WC to the rear.

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Guide Rental £9,000 per annum

VAT

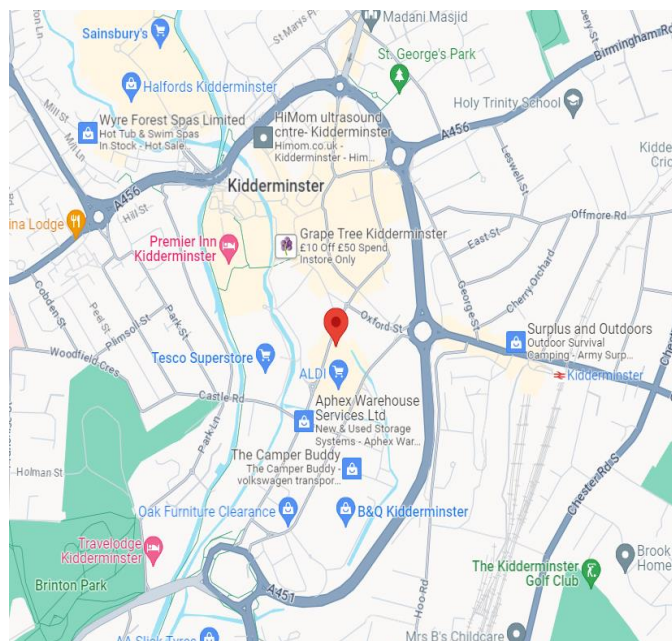
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £7,000 - 2023 rating
The property qualifies for full Small Business Rates Relief.

Legal Costs

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



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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

