

TO LET Retail Unit Kidderminster

Market Street
Kidderminster, DY10 1AB

Key information

- Strong National Occupiers
- Planning Use Class E
- Size – 36,177 sq ft
- Rent Upon Application



Contact

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Sainsbury's



Kidderminster is situated within Worcestershire, which is in the West Midlands region of England. Kidderminster is approximately 17 miles south-west of Birmingham.

The town benefits from good transportation links. Kidderminster is situated conveniently at the junction between the A442, A456, A451, A449 and A448 roads, this means great connectivity for the town by road.

The town also benefits from a railway station located in the centre, which is a 10-minute walk from the subject property with transport into Birmingham in 45 minutes. This station also connects to other nearby towns such as Worcester.

The property is located within the town centre on the Market Street, a 10-minute walk from Kidderminster Railway Station. Other occupiers include Iceland, TK Maxx, Marks and Spencer's, Tesco, Premier Inn, Aldi, Morrisons and more. Kidderminster Market Street.

Description

The subject property is arranged over ground and two upper floors with a large frontage onto the highly pedestrianised market street, providing excellent visibility.

Accommodation

The property comprises the following approximate floor areas:-

Floor	Sq m	Sq ft
Ground	1,945	20,932
First	1,264	13,608
Second	152	1,637
Total	3,361	36,177

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Rent

Rent upon application.

Terms

Available by way of a new sublease lease which is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

Planning

The head lease stipulates class 1 of the Town & Country Planning (Use Classes) Order 1972, other uses will be considered subject to a user variation.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£136,000
UBR	£0.546
Rates Payable	£74,256

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Legal Costs

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

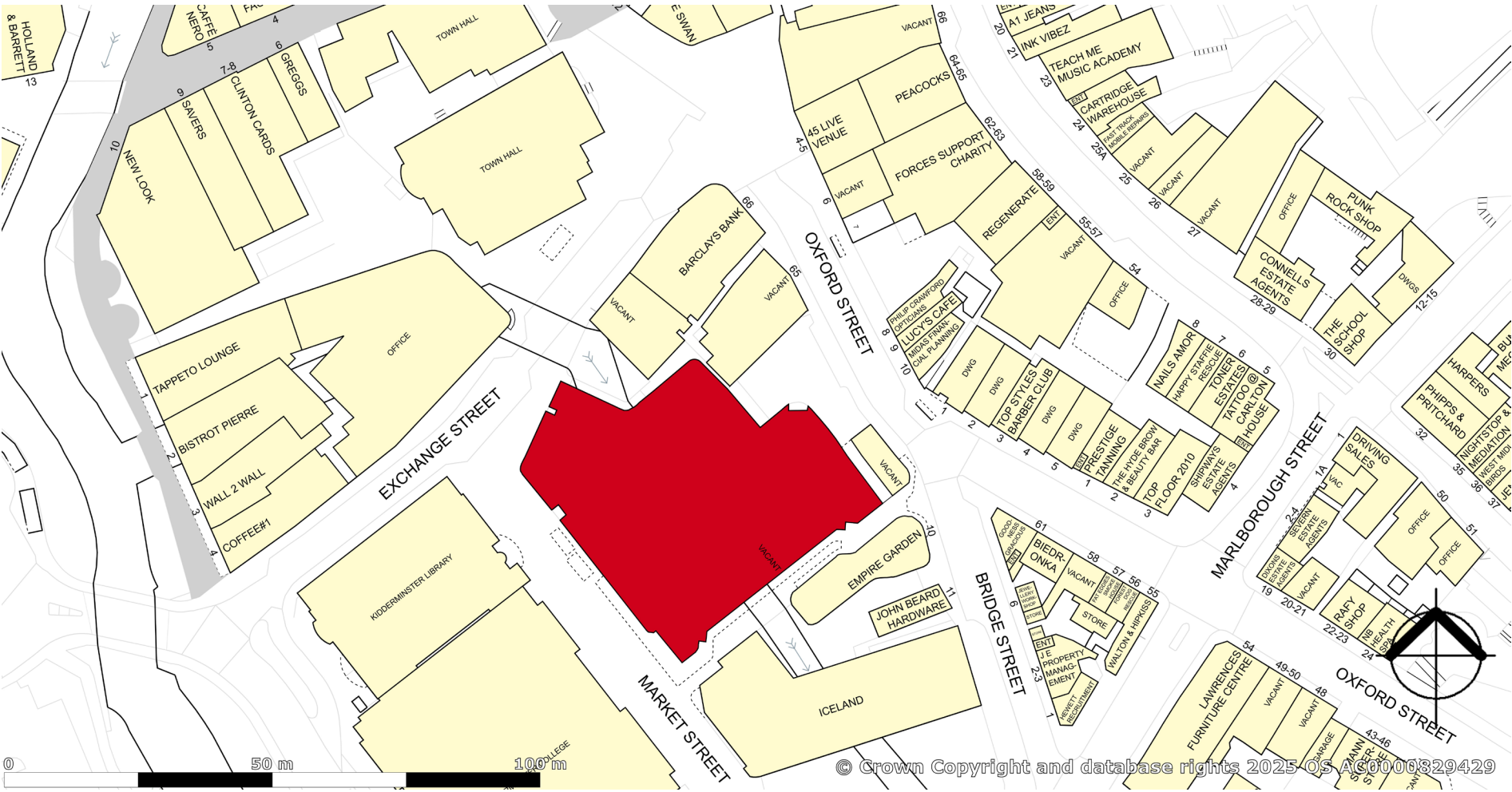
VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Location Plan



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