

TO LET Retail Unit

Market Street
Kidderminster, DY10 1AB

Key information

- ❑ Strong National Occupiers
- ❑ Excellent Transport Links
- ❑ Planning Use Class E
- ❑ Size - 36,177 sq ft
- ❑ Rent Upon Application

Contact

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Location

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 is 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 local economy of Kidderminster includes a range of industries, such as manufacturing, retail and other services. Market Street mainly contributes to the retail portion of the local economy as shops and businesses are located here.

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:-

	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 gross internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – 101-E. A certificate can be made available on request.

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.

Terms

Available by way of a new lease for a term to be agreed, subject to vacant possession, maximum term of 52 years.

Tenure

Rent upon application.

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.

Rating

We are advised that the Rateable Value for the property is £136,000.

The UBR for 2024/25 is 54.6p in the £.

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.

Viewing

Strictly via the sole letting agent only.



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 - Transport & Infrastructure

For further details contact:

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