

KIDDERMINSTER DY10 1EL 55-56 WORCESTER STREET SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

LOCATION

The premises are located on Worcester Street, within close proximity to The Rowland Hill and Weavers Wharf Shopping Centre's. Multiple retailers in the immediate vicinity include **Peacocks, TUI & Poundland**.

Improvement works have recently been undertaken on Worcester Street opening the previously pedestrianised route up to vehicles. The works are set to encourage regeneration in the town delivering better access into, and through, Kidderminster Town Centre for pedestrians, cyclists and vehicles.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on ground and first floors comprising the following approximate dimensions and net floor areas:

Gross Frontage	47 ft 1 in	14.4 m
Net Frontage	37 ft 2 in	11.3 m
Internal Width	57 ft 5 in	17.5 m
Shop Depth	56 ft 0 in	17.1 m
Ground Floor	3,012 sq ft	279 sq m
First Floor	2,829 sq ft	262 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£23,500 per annum exclusive** of rates, service charge & VAT.

SUBJECT TO CONTRACT



LEGAL COSTS

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

RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value £36,000

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

EPC

An EPC has been commissioned and a copy of the EPC can be provided upon request.

VIEWING

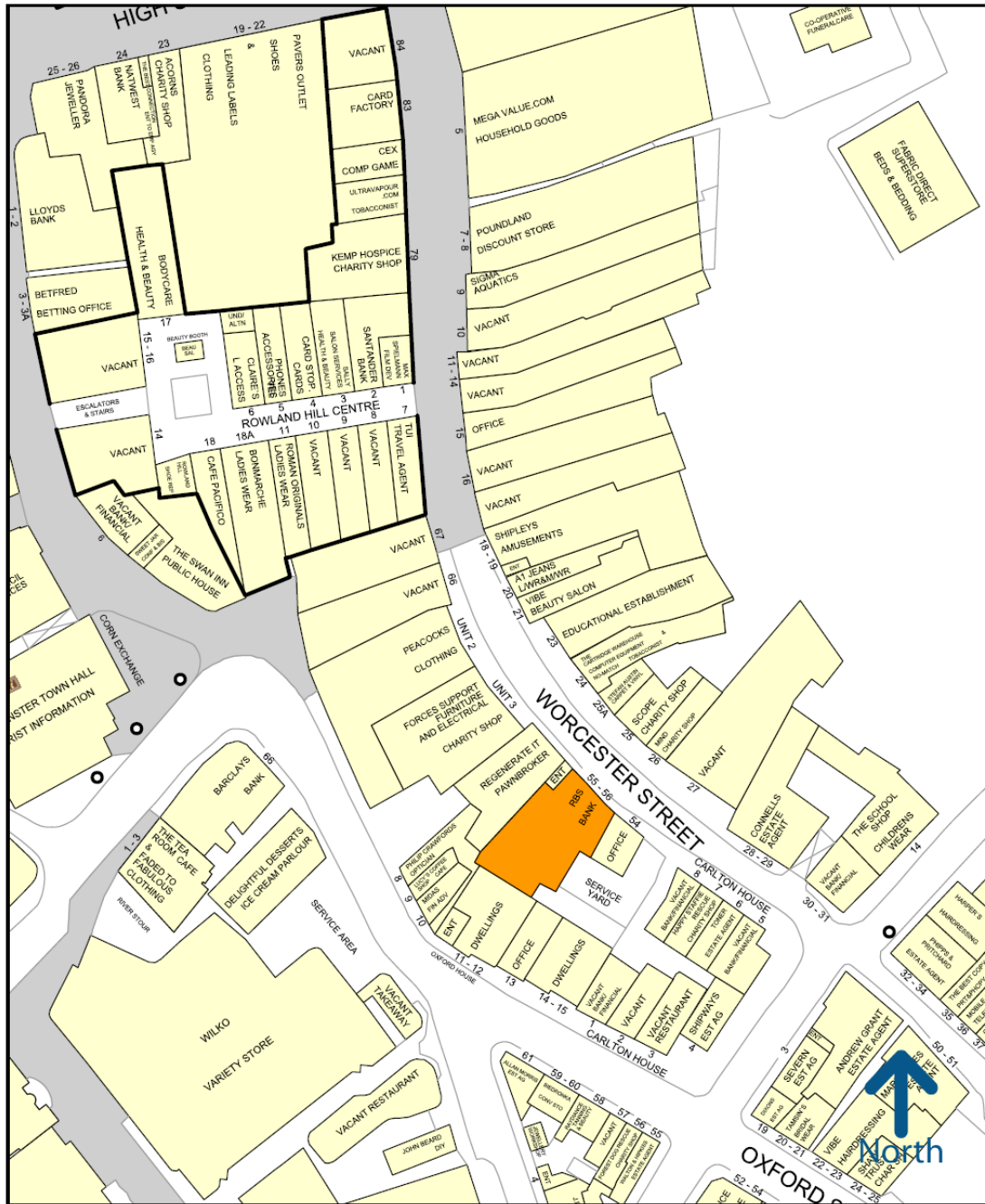
For further information or arrangement to inspect, please contact:

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Experia Goad Plan Created: 04/06/2019
Created By: HRH Retail

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