



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

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info@apretail.co.uk  
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**KIDDERMINSTER**  
**27 WORCESTER STREET**  
**DY10 1ED**

## SHOP TO LET



### LOCATION

The shop is located in a prominent position adjacent to **Mind**, close to **Scope** and **Cartridge World**. It is opposite to **RBS** and close to **Cash Generator** and **Forces Support**.

### DEMISE

The premises benefit from a ground floor sales area with first floor stores and staff facilities. There is a goods lift servicing ground and first floors to the roof level loading area.

### DIMENSIONS

Gross frontage	49'	6"
Internal width (max)	49'	3"
Internal width (min)	36'	9"
Shop depth	94'	4"
Ground floor sales	4,184	sq ft
Ancillary	316	sq ft
First floor storage	2,897	sq ft

### LEASE

The premises are available by way of a new lease for terms of years to be agreed, subject to 5 yearly upward only rent reviews.

### RENT

£25,000 pa exclusive

### RATING ASSESSMENT

Rateable value	£39,000.00	
Rates payable	£18,720.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

Or

Andrew Thompson, Andrew Grant Commercial  
Tel: 01527 509313  
Email: [andrew.thompson@andrew-grant.co.uk](mailto:andrew.thompson@andrew-grant.co.uk)

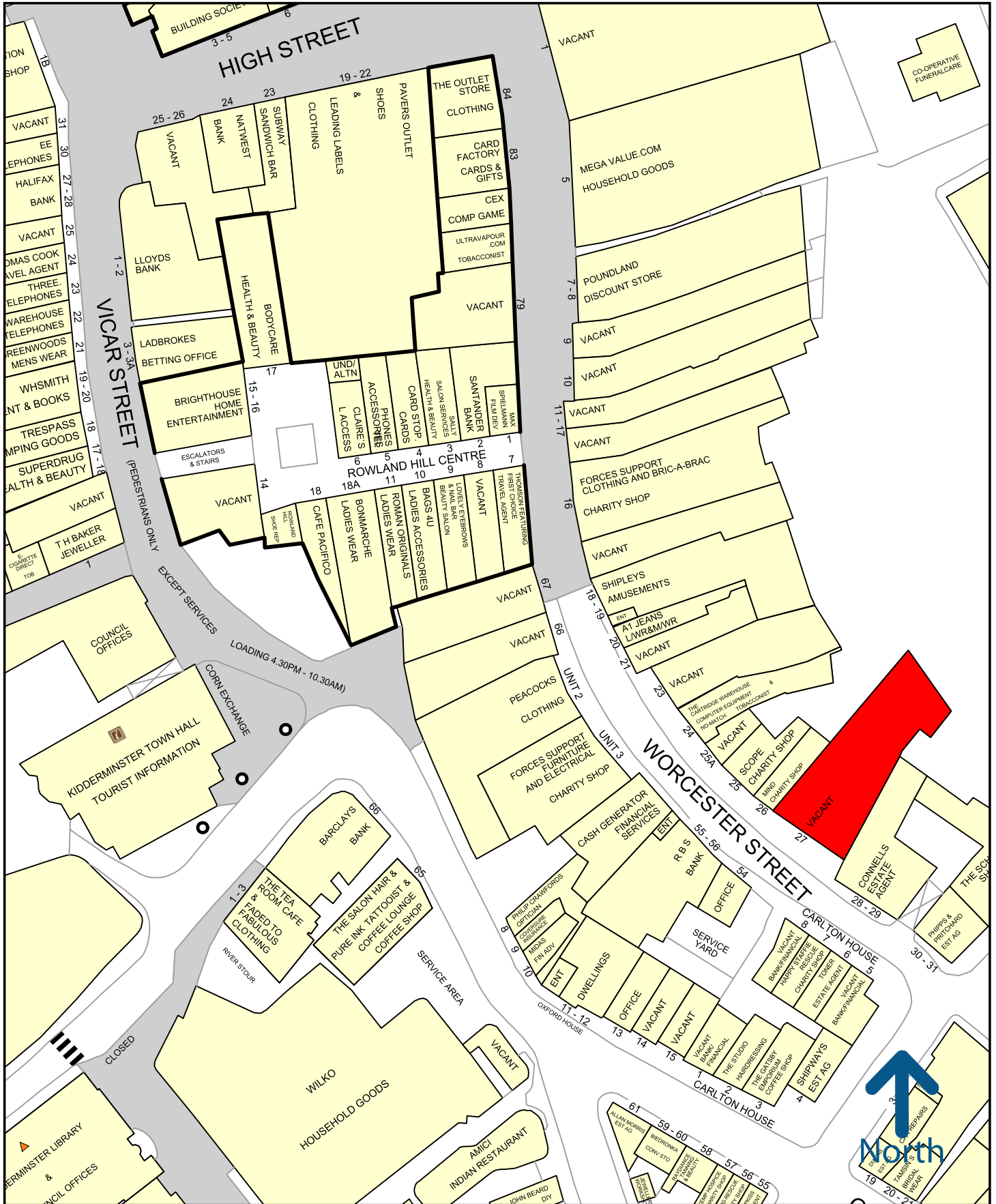
### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

March 2018



Experian Goad Plan Created: 04/07/2017  
Created By: Adam Perrey Limited

