



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

info@apretail.co.uk
www.apretail.co.uk

KIDDERMINSTER
25 Worcester Street
DY10 1ED

PROMINENT SHOP TO LET

LOCATION

The shop is located in a prominent position, being close to **Connell's Estate Agents, Re-Generate, Teaching Music Academy, Vibe and A1 Jeans.**

DEMISE

Ground floor sales area, with first floor stores and staff facilities.

DIMENSIONS AND AREAS

Gross frontage	31' 6"
Internal width	30' 4"
Minimum shop depth	28' 4"
Maximum shop depth	33' 8"
Ground floor sales	1,134 sq ft
First floor stores and staff	522 sq ft

TENURE

A new effective full repairing and insuring lease will be granted for a minimum of 3 years.

RENT

On application

Please note rent payments will be subject to VAT.

SERVICE CHARGE

To be confirmed



RATING ASSESSMENT

Rateable value	£6,800.00	
Rates payable	£3,393.20	(2023-24)

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

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

April 2023