



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

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

**KIDDERMINSTER**  
**26 Worcester Street**  
**DY10 1ED**

## PROMINENT SHOP TO LET

### LOCATION

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

### DEMISE

Ground floor sales with first floor and second floor stores and staff facilities.

### DIMENSIONS AND AREAS

Gross frontage	15' 0"
Internal width	14' 0"
Shop depth	54' 0"
Ground floor sales	677 sq ft
First floor	270 sq ft
Second floor	100 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	£3,600.00	
Rates payable	£1,796.40	(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](mailto: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