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KIDDERMINSTER 23 HIGH STREET DY10 2DJ

SHOP TO LET



LOCATION

The shop is located in a prime trading position adjacent to **NatWest** while being opposite to **Nationwide** and close to **Vision Express, Vodafone, T Mobile, W H Smith Books and Orange.**

DEMISE

The premises benefit from ground and first floor sales with staff accommodation on the first floor and basement storage.

DIMENSIONS

Internal width	19' 0"
Shop depth	70' 9"
Ground floor sales	1,094 sq ft
First floor sales	923 sq ft
First floor staff	195 sq ft
Basement stores	294 sq ft

LEASE

A full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in the 5th year.

RENT

£19,950.00 per annum exclusive

RATING ASSESSMENT

Rateable value	£22,000.00
Rates payable	£10,987.00

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 Property Consultants Ltd
Tel: 01527 578820
Email: adam.apretail@gmail.com

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 2015