

Part fitted, former restaurant/takeaway premises available to let – Incentives available

Sales Area
103.15 m² (1,110ft²)

- Popular market town
- Part fitted unit with kitchen to include power supply and extraction hood
- Prominent town centre location
- Located directly opposite Bull Ring car park
- Easy grab & go/delivery rider access
- Major occupiers in the vicinity include **Greggs**, **BHF**, **Merkur**, **M&S** and **Pandora**
- Immediately available



TO LET



Location



Gallery



Contact

Location

Kidderminster is a popular market town located approximately 15 miles northwest of Worcester City Centre and 17 miles southwest of Birmingham City Centre.

Supporting a population of approximately 55,000, the town centre provides a strong retail and F&B offering with Weavers Wharf Shopping Center and Vicar Lane/High Street making up the principal shopping areas.

The subject property is located in a prime position at the corner of High Street and Vicar Lane, opposite Bull Ring car park.

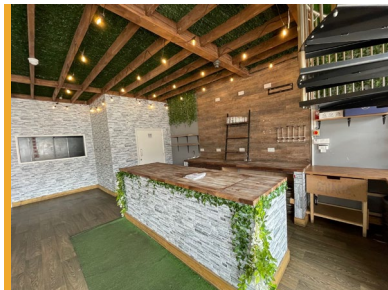
Being centrally located, vehicular access is good in this location, with ample parking facilities for customers opposite, and easy access for delivery drivers / riders, providing access to the main ring road and residential areas beyond.

Major occupiers in the vicinity including **Greggs**, **BHF**, **Merkur**, **M&S** and **Pandora**.

Description

The subject property provides accommodation at ground and first floor levels with the ground floor trading space leading into a part fitted kitchen area with power supply and extraction system. Further ancillary storage space is also provided. The ground floor also provides a ground floor disabled WC and glazed frontage.

To the first floor there is staff accommodation with a further WC.





Floor Areas

The accommodation is arranged as follows:-

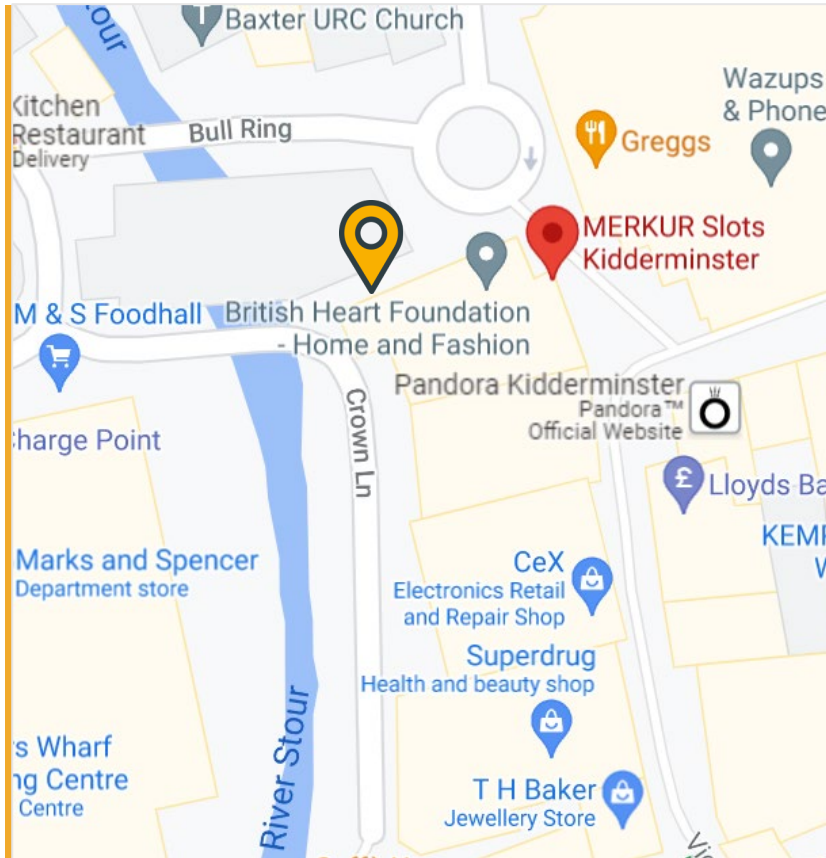
Floor	Size (m ²)	Size (ft ²)
Ground Floor Sales	103.15	1,110
Kitchen	18.92	203
Ground Floor Ancillary	17.15	184
First Floor Ancillary	27.59	297
TOTAL	166.81m²	1,794ft²

Lease Terms and Rental

A new full repairing and insuring lease is available for a term to be agreed:-

£27,500 per annum exclusive
(Twenty seven Thousand Five Hundred Pounds)

VAT, Business Rates and utilities will be charged in addition to the rent.



Business Rates

We are verbally advised by Wyre Forest District Council Business Rates Department that the property is assessed as follows:

Rateable Value (2023): **£22,500**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business).

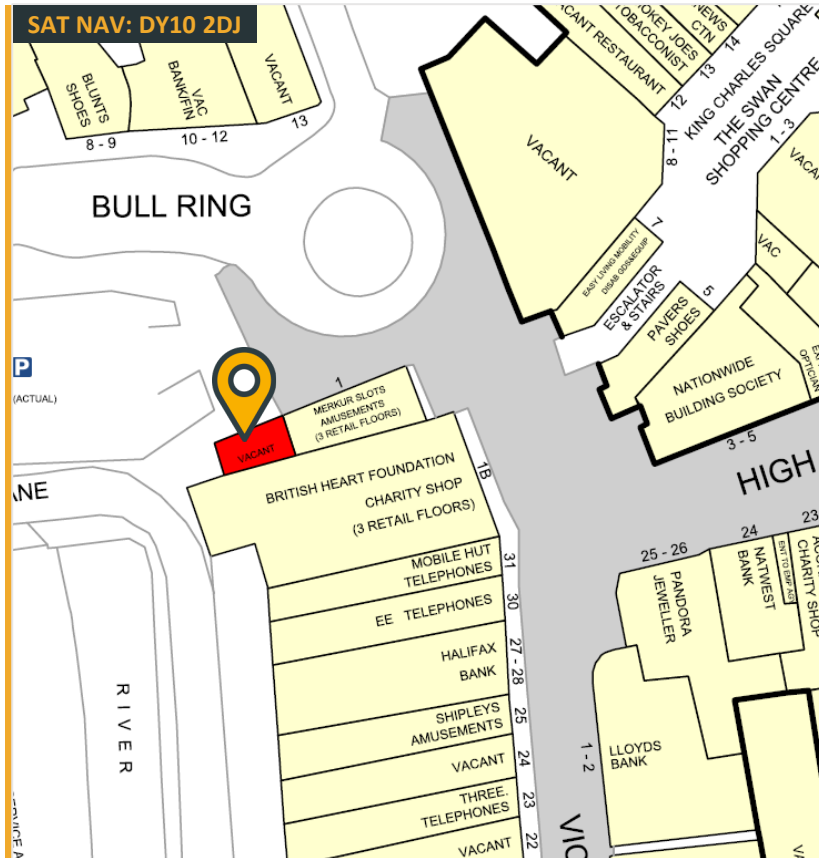
This information is for guidance only and all parties should check themselves with the relevant local billing authority.

Legal Costs

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

EPC

A copy of the Energy Performance Certificate is available upon request.



Service Charge

No service charge will be payable.

Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or our joint agent –

David Walton at Harris Lamb

01214 559 455



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