

80 Stourport Road | Kidderminster | DY11 7BQ

Prominent Retail Unit to let in local neighbourhood parade Suitable for Class E use

Sales Area
71.1m² (765ft²)

- Popular market town
- Substantial frontage to Stourport Road
- Located adjacent to Tesco Express and 12 bay car park
- Easy grab & go/delivery rider access
- Access links to town centre via Foley park bus stop
- Major occupiers in the vicinity include **Tesco Express, Foleys Fish and Chips, Kidderminster Pharmacy, CS Micros and Your Prestige Tanning Salon**
- 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 along the arterial Stourport Road with a strong residential catchment in the immediate area.

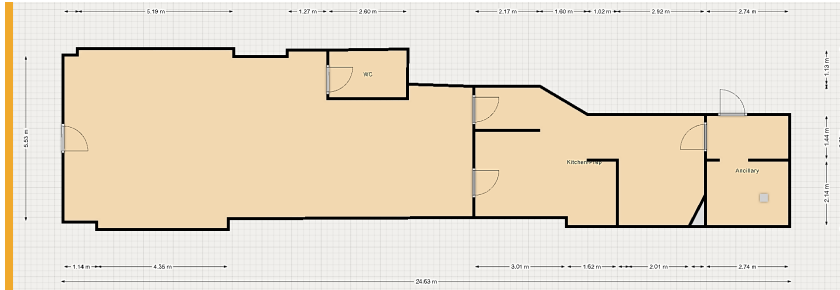
The subject premises benefits from ample parking facilities for customers, and easy access for delivery drivers / riders, providing access to the main ring road and residential areas beyond.

Notable occupiers in the vicinity including **Tesco Express**, **Kidderminster Pharmacy**, **Foleys Fish and Chips**, **CS Micros** and **Your Prestige Tanning Salon**.

Description

The subject property provides accommodation at ground floor with the ground floor trading space leading into a kitchen and food prep area with power supply. Further ancillary storage space is also provided to the rear. The ground floor also provides a ground floor disabled WC and glazed frontage with signage provisions closer to the road.





Floor Areas

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	71.1	765
Ground Floor Ancillary	40	431
Total	111.1	1196

Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at an annual rent of:-

£19,000 per annum exclusive

Service Charge

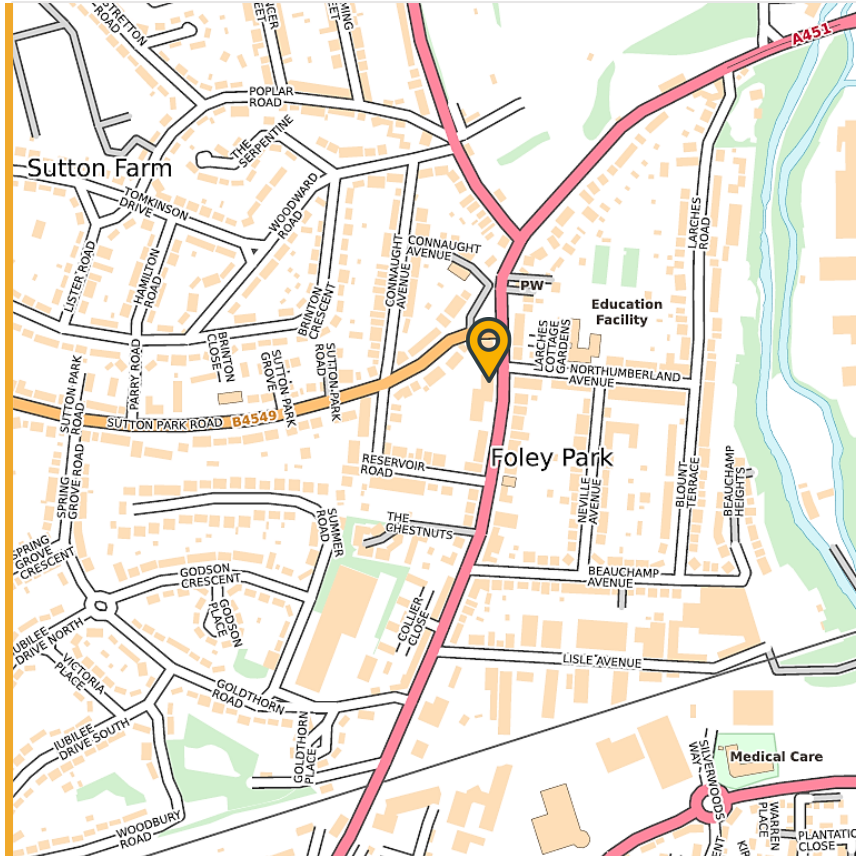
An Estate service charge will be levied to cover common area services and maintenance. Further information is available upon request.

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.

VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £13,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party will bear their own legal costs incurred.

Further Information

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

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