0121 503 2130

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Unit D, 7 Vicar Street, Kidderminster DY10 1DE

FEATURES

- PRIME SHOP TO LET
- Quoting rent £30,000 per annum
- Adjacent to WARREN JAMES, with SHOEZONE AND SUPERDRUG close by.
- Viewing by appointment only

CONTACT

Mr Dominic Brown dominic@robertsonbrownuk.com 0121 503 2132



LOCATION

The premises benefit from strong footfall being located in a prime trading location in Kidderminster town centre on Vicar Street directly opposite the entrance to Weavers Wharf Retail Park. The premises are located adjacent to WARREN JAMES and opposite T H BAKER JEWELLERS and SHOEZONE with other nearby occupiers including; THORNTONS, SUPERDRUG, WH SMITH, GREGGS and CAFFE NERO.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £30,000 per annum exclusive of business rates, service charge and VAT.

LEGAL COSTS

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

EPC available upon request.

ACCOMMODATION

The premises comprise a well configured retail unit arranged over ground floor with W.C. facilities located to the rear of the sales area.

There is scope to create a much larger unit by extending the ground floor to approximately 204.4m (2,200 sq ft) and approximately 213.7m (2,300 sq ft) at first floor.

Gross Frontage 7.93m (26 ft 0") Internal Width 6.89m (22 ft 7") Shop Depth 16.33m (53 ft 7") Ground Floor Sales 98.48m (1,060 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £39,500 RATES PAYABLE £19,394

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

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