

FOR SALE or TO LET



**114 COVENTRY STREET
KIDDERMINSTER
WORCESTERSHIRE
DY10 2BH**

- ❖ **GROUND FLOOR RETAIL PLUS FIRST FLOOR OFFICES**
- ❖ **TOWN CENTRE LOCATION**

LOCATION

The premises are well positioned in a prominent situation in Kidderminster Town Centre opposite the entrance to the Swan Centre and pedestrianised shopping area. Other businesses/retailers including Card Factory, Spec Savers and Poundland are nearby.

DESCRIPTION

The property comprises ground floor (retail) with first floor offices above. The property abuts the back of pavement.

Regulated by RICS

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EMMS**
COMMERCIAL

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ACCOMMODATION

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR</u>	1036	96.2

RETAIL AREA

The property has modern shop frontage, concrete floor, suspended ceilings, Cat II lighting, air conditioning.

GENTS TOILET

Stairs to:-

<u>FIRST FLOOR</u>	409	37.9
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Gas fired centrally heated office accommodation.

FIRST FLOOR OFFICE

KITCHEN

LADIES TOILET

<u>TOTAL FLOOR AREA</u>	<u>1445 Sq.Ft.</u>	<u>134.1 Sq.M.</u>
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2017 RATEABLE VALUE £21,750.

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TENURE

The property is available on new lease terms to be granted as a Business Tenancy within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended, to be granted in multiples of 5 years on full repairing and insuring terms.

Or

The property is available For Sale freehold with vacant possession upon completion.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

FIXTURES & FITTINGS

All items mentioned in the nature of fixtures and fittings referred to in these particulars are included within the lease, all other items being expressly excluded. The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and cannot verify that they are in working order, or fit for their purpose.

SERVICES

Mains drainage, water, electricity and gas are available and connected to the property.

RENT £14,000.00 per annum (exclusive of rates and other outgoings)

SALE PRICE Price on application.

V.A.T. We are informed that VAT is not applicable to this transaction.

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VIEWING By strict appointment with the Sole Agents :-

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

Energy performance certificate (EPC)

114 Coventry Street KIDDERMINSTER, DY10 2BH	Energy rating B	Valid until 1 May 2028
		Certificate number 0030-0538-3880-9674-1086

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 168 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 23 | A
If typical of the existing stock: 66 | C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	61.51
Primary energy use (kWh/m ² per year)	356

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) (energy-certificate/0750-3901-0488-3060-5050).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.
If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.
If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.
Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David Thursfield
Telephone	0121 4295188
Email	david@nrqmatters.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008115
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	NRG Matters Limited
Employer address	16 Lightwoods Hill, Smethwick, B67 5EA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 April 2018
Date of certificate	2 May 2018

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