# 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.

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#### 114 COVENTRY STREET, KIDDERMINSTER, DY10 2BH .......Cont'd.

**ACCOMMODATION** 

**AREA** SQ.FT.

SQ.M.

**GROUND FLOOR** 

1036

96.2

**RETAIL AREA** 

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

**GENTS TOILET** 

Stairs to:-

**FIRST FLOOR** 

409

37.9

Gas fired centrally heated office accommodation.

**FIRST FLOOR OFFICE** 

**KITCHEN** 

**LADIES TOILET** 

**TOTAL FLOOR AREA** 

<u>1445 Sq.Ft.</u> <u>134.1 Sq.M.</u>

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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#### 114 COVENTRY STREET, KIDDERMINSTER, DY10 2BH .......Cont'd.

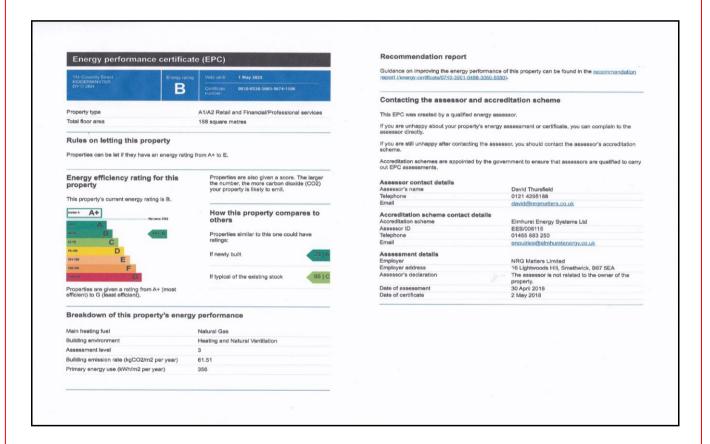
**VIEWING** By strict appointment with the Sole Agents :-

John Emms Commercial

Tel: 01384-257284

Email: john@johnemmscommercial.co.uk Website: www.johnemmscommercial.co.uk

#### **SUBJECT TO CONTRACT**



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