

FOR SALE

(INVESTMENT)



**12 VICAR STREET
KIDDERMINSTER
DY10 1DE**

❖ **RETAIL INVESTMENT**

❖ **TOWN CENTRE LOCATION**

LOCATION

The property is located in Vicar Street, adjacent to The Swan (PH) and opposite the Town Hall and statue of Rowland Hill in the town centre, where many major retailers and other smaller shops are represented. The retail development at Weavers Wharf is adjacent to the Town Hall.

Kidderminster is a principal town in north Worcestershire, being approximately 16 miles north of Worcester City Centre with good arterial access via the A.449. Birmingham City Centre is approximately 20 miles distant to the northeast with good arterial access via the A.456. Junction 4 of the M5 Motorway at Droitwich is approximately 9 miles distant to the southeast.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

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12 VICAR STREET, KIDDERMINSTER, DY10 1DE.....Continued

DESCRIPTION

The property comprises a 3 storey building of brick construction with pitched tiled roof being in a terrace of similarly constructed buildings fronting directly onto pedestrianised Vicar Street. The internal accommodation comprises.

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>GROUND FLOOR - RETAIL SHOP</u>	211	19.6
<u>REAR OFFICE & TEA MAKING AREA</u>	60	5.5
Stairs lead to:-		
<u>FIRST FLOOR - RETAIL</u>	176	16.3
<u>UNDER STAIRS STOCK AREA</u>	20	1.8
Stairs lead to:-		
<u>SECOND FLOOR - STORE ROOM</u>	190	17.6
Plus <u>Toilet</u> with low level W.C. and wash hand basin.		
<u>NET INTERNAL AREA</u>	<u>657 SQ.FT.</u>	<u>61.0 SQ.M.</u>

Externally the property occupies 100% site coverage. Pedestrian access to the rear via a communal covered pedestrian delivery alley serving The Swan (PH).

RATING ASSESSMENT

The Valuation Office Agency website indicates a Rateable Value of £9,100.

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LEASE TERMS

The property is held subject to a lease to The Sweet Jar (Kidderminster) Ltd for a term of 10 years from 5th April 2019 at a rent of £15,000.00 per annum (exclusive) on internal repairing terms, subject to rent review on 5th April 2024.

LEGAL COSTS

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

SERVICES

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

FIXTURES AND FITTINGS

All items in the nature of fixtures and fittings referred to in these particulars are included within the disposal, all other items being expressly excluded.

ENERGY PERFORMANCE CERTIFICATE Attached – Energy Rating C.

PURCHASE PRICE

Offers over £150,000.00 (One Hundred & Fifty Thousand Pounds) invited.

V.A.T. We are advised VAT is applicable to this transaction.

VIEWING By strict appointment **only** with the Sole Agent:

John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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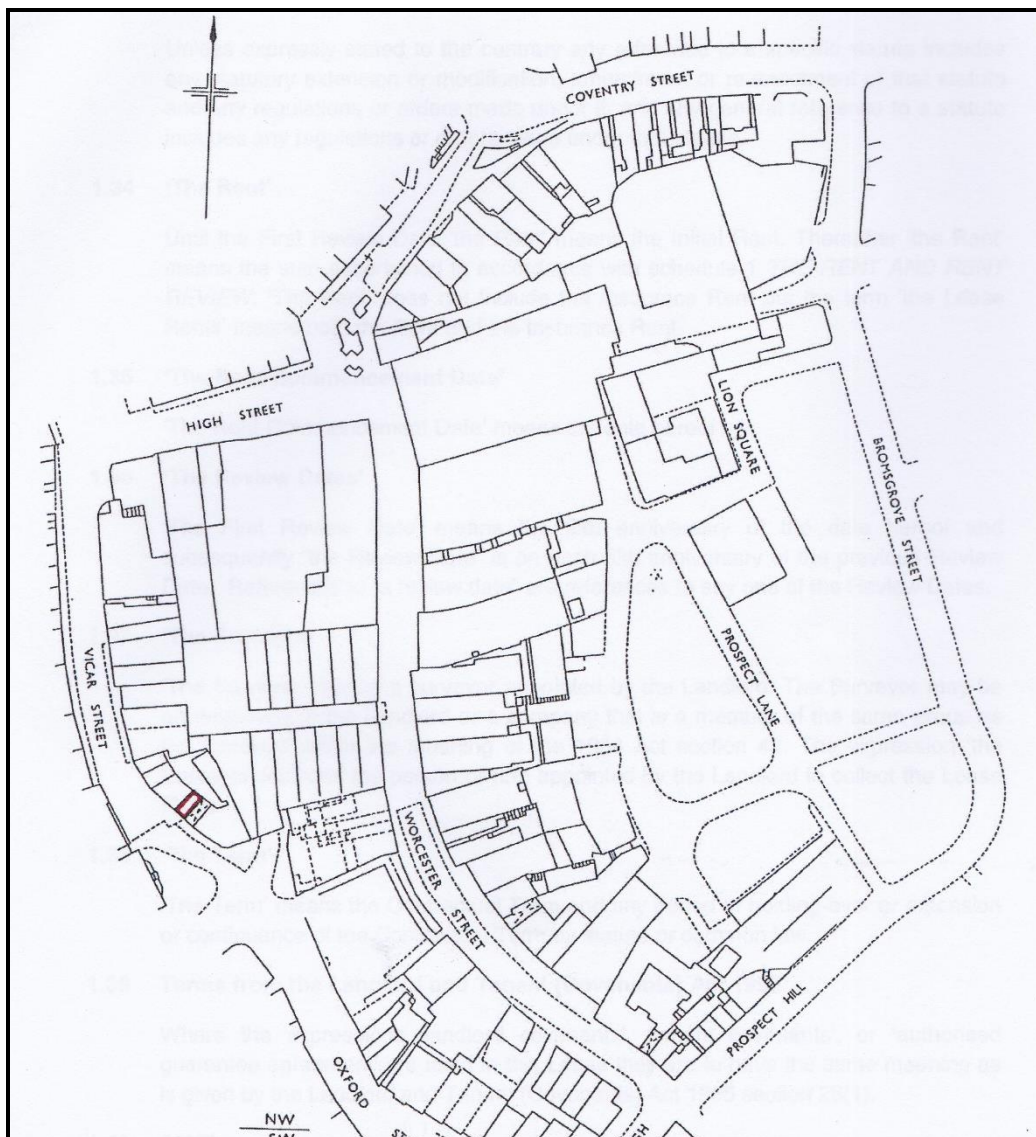
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