



11 Comberton Place, Comberton Hill,  
Kidderminster DY10 1QR

**G HERBERT  
BANKS**

EST. 1898

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Comberton Hill,  
Kidderminster DY10 1QR

Commercial Premises suitable for Retail & Office use

- Accommodation 55m<sup>2</sup> (592 ft<sup>2</sup>) NIA
- Self-Contained Suite
- One Allocated Parking Space
- Adjacent to Kidderminster Railway Station

Bromsgrove 9 \* Droitwich 11 \* Worcester 14 ½  
Approximate Distance in Miles

#### Situation

The premises are located overlooking and set back from the A448 Comberton Hill, which leads from Kidderminster ring road in the Bromsgrove direction. Comberton Hill is a busy local shopping parade with a variety of occupiers. Immediately adjacent food and beauty retailers. The property is also next to the Magistrates Court, Kidderminster Railway Station and Severn Valley Heritage Steam Railway.

The property is ¼ mile west of Kidderminster Town Centre, which is currently undergoing a period of regeneration, having benefitted from £36 million of grant funding.

#### Description

The premises comprise of a ground floor commercial premises, with glazed frontage and two entrance doors. Currently divided into three principle offices there is also a store room, W.C and good sized kitchen area. There is access to the rear of the property, leading to a bin store area.

One parking space is allocated to the private car park at the end of the terrace.

#### Accommodation

Net internal area 55m<sup>2</sup> (592 ft<sup>2</sup>)

#### GENERAL INFORMATION

##### Tenure

The property is available with vacant possession on an internal repairing and insuring lease for a term of 3 or 6 years.

##### Guide Rental

£7,500 per annum plus VAT

##### VAT

We are informed by the Landlord that the premises is subject to VAT.

##### Service Charge

£860 per annum

##### Energy Performance Certificate

EPC rating E

##### Rating Assessment

In the current rating list the premises has a rateable value of £5,200.

##### Legal Costs

The tenant is to cover £450 plus VAT of the Landlord's reasonable legal costs for preparation of the lease

##### Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

#### References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

#### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

#### Services

We understand that electricity, water and drainage are connected to the premises.

#### Viewing

Strictly by prior arrangement with the sole Agents.

Contact: Nick Jethwa

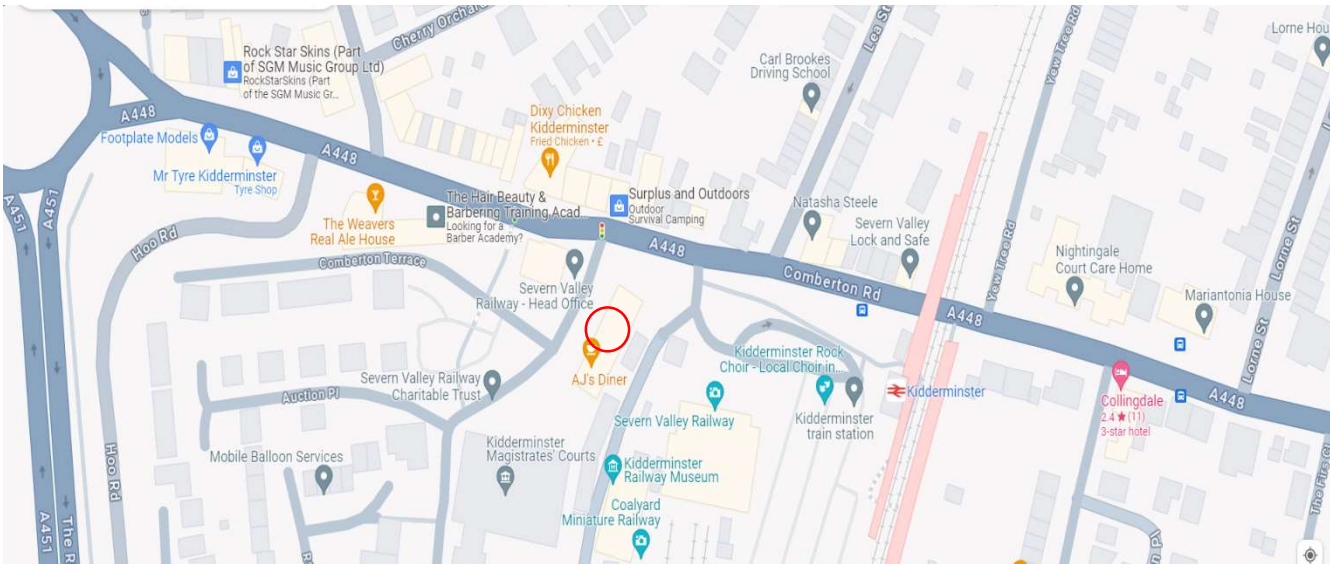
Email: [nj@gherbertbanks.co.uk](mailto:nj@gherbertbanks.co.uk);

And Joshua Phillips

Email: [jp@gherbertbanks.co.uk](mailto:jp@gherbertbanks.co.uk)

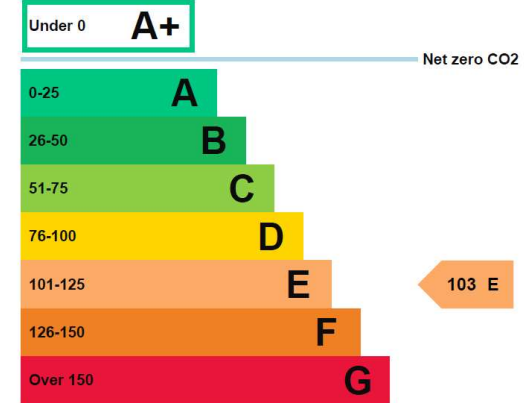
#### Directions

What 3 Words **overnight.narrow.final**



## Energy rating and score

This property's energy rating is E.



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