

## 39 High Street, Cleobury Mortimer, Kidderminster DY14 8DH



### Commercial (Class E) Premises to Let ( may sell)

- A prominent and well known building in the Town Centre
- Double fronted period property (Grade II Listed)
- Rear vehicular access and parking
- Available with vacant possession from January 2023 onwards
- Suitable for a range of uses (subject to planning permission)
- 1777ft<sup>2</sup> (165.19m<sup>2</sup>) Net Internal Area

## 39 High Street, Cleobury Mortimer, Worcestershire DY14 8DH

Bewdley 8 \* Kidderminster 11.8 \* Worcester 20.5 \* Birmingham 30  
Approximate distance in miles

### Location

39 High Street, Cleobury Mortimer is located in a central area of this attractive market town. The High Street has a range of retail occupiers which serve the surrounding community, also including a number of public houses and restaurants. There is also a primary school and the Lacon Childe Secondary School.

This position is approximately 11.8 miles from Kidderminster, 8 miles from Bewdley and 20.5 miles from Worcester and approximately 30 miles south of Birmingham.

### Description

This two storey double fronted property has been used as a retail bank for many years and the branch is due to close in January 2023.

To the ground floor it is currently laid out to include the bank retail area, two meeting rooms, the counter area and back office. There is a walk-in safe to the rear of the property and also access to the rear of the property and also access to a cellar.

The first floor comprises of two further offices, a store room, staff kitchen and W.C.

To the second floor there are two further offices (which would require refurbishment).

The net internal area (NIA) is 1777ft<sup>2</sup> (165.19m<sup>2</sup>)

### Tenure

The property is available on a new lease for a term of years to be agreed.

### Guide Rental

£14,500 per annum.

The owners may consider selling and all enquiries should be made directly to ourselves as agents.

### Energy Performance Certificate

The property has an energy performance rating of F148.

### VAT

All prices, premiums and rents are quoted exclusive of, VAT at the prevailing rate.

### Rating Assessment

The premises has a rateable value of £9,300.

### Legal Costs

Both parties to be responsible for their own legal costs in respect of this letting.

### 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 references and /or accounts, as appropriate.

### Fixtures and Fittings

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

### Services

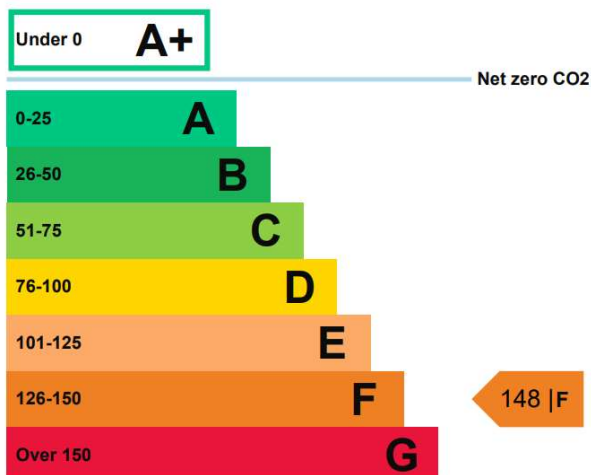
Mains electricity, water and drainage are connected to the property.

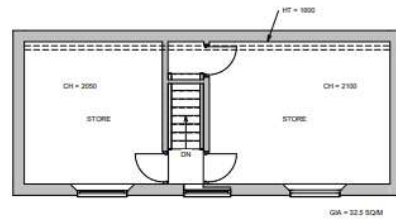
### Viewing

Strictly by prior arrangement with the sole Agents.

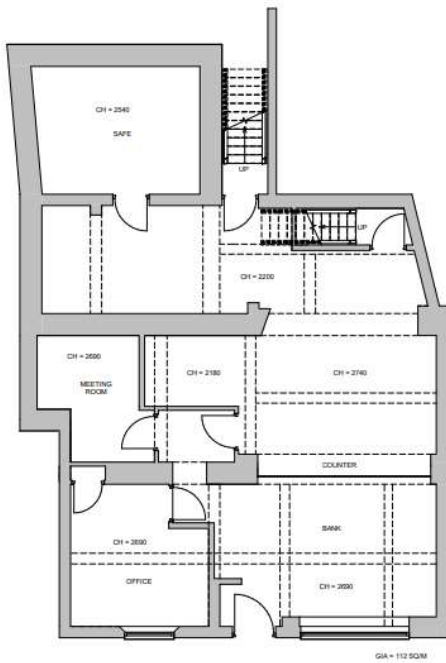
**Contact: Nick Jethwa**

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

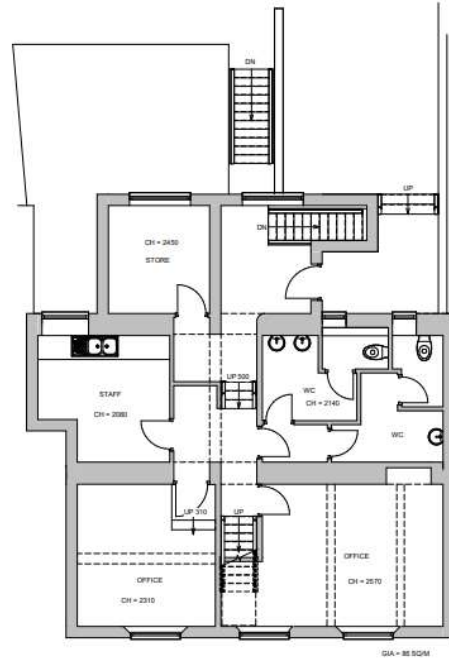




**3 Second Floor**  
1 : 50



**1 Ground Floor**  
1 : 50



**2 First Floor**  
1 : 50