

96B Canterbury Road, Kidderminster, Worcestershire, DY11 6DH



TO LET

Refurbished Retail Premises

Net Internal Area: 660 ft² (61.3 m²) - 759 ft² (70.5 m²)

Location

The property occupies a prominent position within the busy Habberley Estate in Kidderminster.

Within the vicinity, there is a mix of local and national retailers, including occupiers such as Nisa, Canterbury studios nails & beauty, and Habberley Fish Bar.

Kidderminster is a town of 55,530 people and the principal centre for Wyre Forest district in north Worcestershire, located approximately 14 miles north of Worcester, 10 miles south west of Dudley and 16 miles south west of Birmingham.

Description

The premises comprises two newly refurbished retail units, forming part of a local parade. The neighbouring units both benefit from large retail spaces, double sinks with water heater, store cupboards and DDA Compliant toilets.

The units are in 'white box' condition, suitable for a variety of uses and ready for tenant fit-out.

There is potential for the units to be combined for a single occupier.

Accommodation

Unit 1 (Left) - 660 ft² (61.3 m²)

Unit 2 (Right) - 759 ft² (70.5 m²)

Rental / Terms

The units are available by way of a new lease for a length to be agreed at the following rentals:

Unit 1 = £9,000 per annum exclusive

Unit 2 = £10,000 per annum exclusive

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

VAT

All figures' quotes are exclusive of VAT which may be payable.

Planning Use

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities

Viewings

Strictly via the sole letting agent Siddall Jones on:
0121 638 0500

