



**SIDDALL JONES**

**96B Canterbury Road, Kidderminster**

**Worcestershire, DY11 6DH**

**Two newly refurbished retail units, forming part of a local parade in Kidderminster from 660 sq ft to 759 sq ft.**

**660 to 759 sq ft**  
(61.32 to 70.51 sq m)

- Double sinks
- Water heater
- Store cupboards
- DDA Compliant toilets
- Newly refurbished retail units

## 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.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1 (Left)	660	61.32	Available
Unit - Unit 2 (Right)	759	70.51	Available
<b>Total</b>	<b>1,419</b>	<b>131.83</b>	

## 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

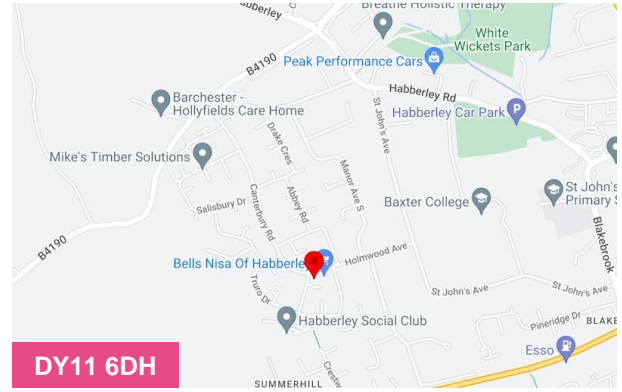
All figures' quotes are exclusive of VAT which may be payable.

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



## Summary

<b>Available Size</b>	660 to 759 sq ft
<b>Rent</b>	£9,000 - £10,000 per annum
<b>Business Rates</b>	Property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.
<b>Service Charge</b>	N/A
<b>Car Parking</b>	On street parking
<b>VAT</b>	Applicable. All figures' quotes are exclusive of VAT which may be payable.
<b>Legal Fees</b>	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred during this transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



**Scott Rawlings**

0121 638 0500 | 07745521743

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.