

52-54 Oxford Street, Kidderminster, DY10 1AR



**TO LET**

Prominent Town Centre Retail/ Trade Counter / Leisure Premises

**Gross Internal Area: 5,000 ft<sup>2</sup> (464 m<sup>2</sup>)**

### Location

The property occupies a prominent position in the heart of Kidderminster Town Centre fronting Oxford Street at its junction with New Road and Marlborough Street.

The immediate area provides a mix of local and national retailers along with other commercial uses and professional offices.

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 property comprises a former furniture showroom with extensive frontage along New Road.

The building is arranged to provide a two-storey traditional built premises to the front with a rear open plan warehouse behind.

The warehouse retained much character having a lined wood roof with high bay LED lighting and rear loading access.

A first-floor mezzanine provides additional storage and could be removed if required.

A further storage unit of circa 1,150 ft2 is situated adjacent and is also available via separate negotiation if required.

Externally the property benefits from numerous car parks within close proximity.

### Accommodation

Ground Floor	3,650 ft2	339 m2
Mezzanine	1,350 ft2	125 m2
<b>Total (GIA)</b>	<b>5,000 ft2</b>	<b>464 m2</b>

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £25,000 per annum exclusive.

### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

### Business Rates

RV: £16,250  
Rates Payable: £8,125 per annum

### Services

It is understood that all main services are available on or adjacent to the premises. The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Legal Costs

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

### Planning Use

We understand that the property has planning permission under use classes E. The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

### Energy Performance Certificate

Available upon request from the agent.

### Availability / Viewings

The property is immediately available, following the completion of legal formalities.

Viewings are strictly via the sole letting agent Siddall Jones on **0121 638 0500**

