



UNIT 2, 11-17 WORCESTER STREET, KIDDERMINSTER, DY10 1ED

LEISURE, RETAIL TO LET | 2,860 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Town Centre Retail Units Arranged Over Ground and First Floor

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- Generous retail space
  - Opposite the Rowland Hill Shopping
  - 8 mins walk from a train station
  - Further storage on first floor
  - External stairway up to a service area
  - Area for deliveries and car parking
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## DESCRIPTION

The premises comprise two adjacent retail units fronting Worcester Street. The units benefit from generous retail space on the ground floor, with further ancillary storage/office space on the first floor.

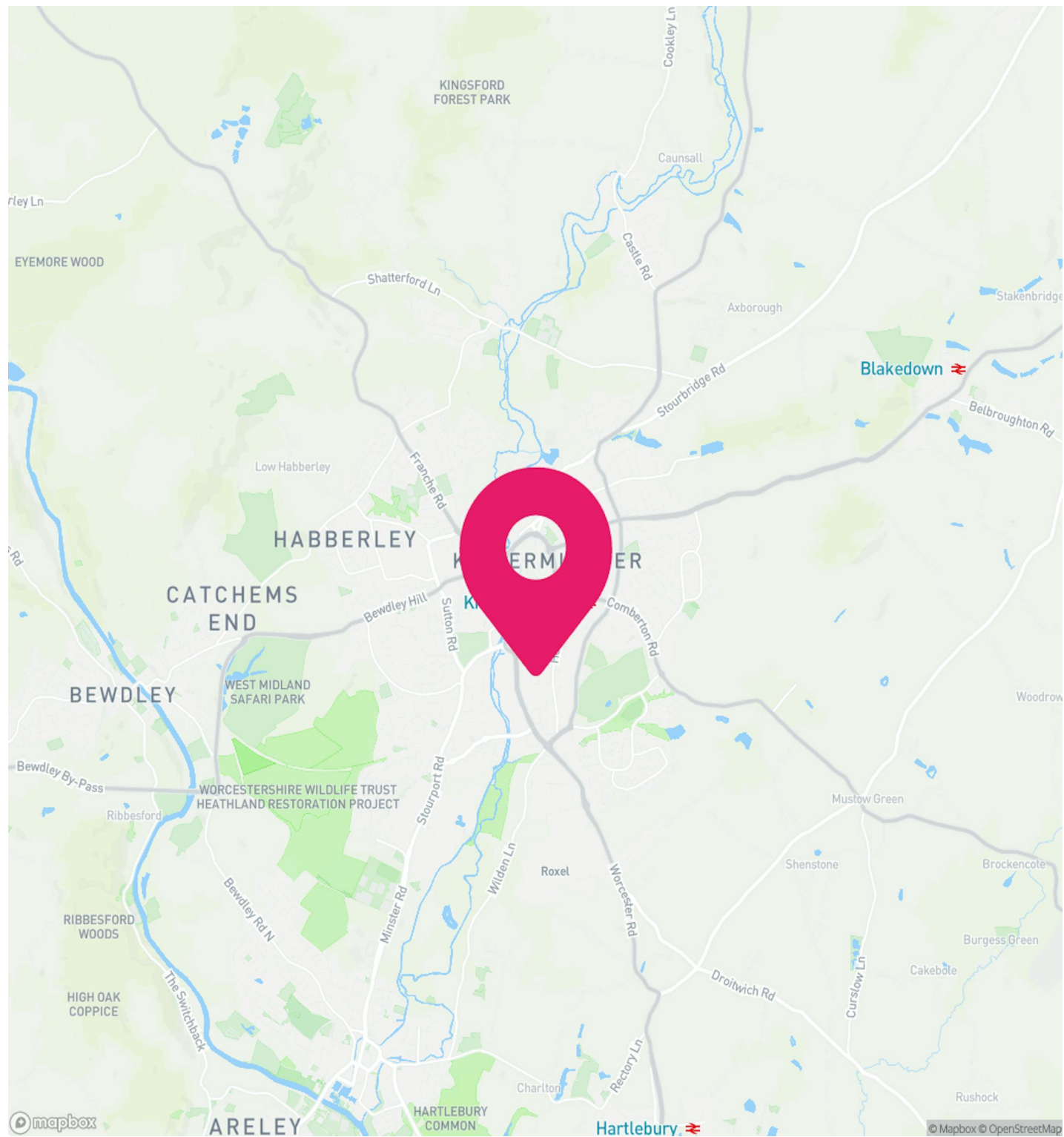
The unit further benefits from rear access via the first floor, with an external stairway up to a service area, which facilitates deliveries and car parking.





## LOCATION

The units are located fronting Worcester Street, close to its junction with High Street, in the town centre of Kidderminster, opposite the entrance to Rowland Hill Shopping Centre. Nearby retailers include Poundland, Max Spielman, B&M, Card Factory and Peacocks.



## ACCOMMODATION

Ground Floor - 1445 sq ft  
First Floor - 1415 sq ft

## PLANNING USE

We understand that the units currently have planning permission under use class E.

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

## RATEABLE VALUE

£6,700

## VAT

All figures' quoted are exclusive of VAT where appropriate.

## LEGAL FEES

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

## LEASE

New Lease

## RENT

£10,000 per annum

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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