



THE TIMBER YARD, PARK LANE, KIDDERMINSTER, DY11 6TG

INDUSTRIAL, LAND, OTHER, TRADE COUNTER TO LET | 0.70 TO 3.20 ACRES

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Town Centre site from 0.7 - 3.2 acres,
suitable for a variety of storage and potential
alternative uses - STP.



DESCRIPTION

The property comprises 2 sites as shown in the plan; the main site of approximately 2.5 acres (1.01 hectares) which was recently occupied by Jewsons Timber, and an additional tree covered escarpment of approximately 0.7 acres (0.28 hectares) on the opposite side of Park Lane.

Park Lane forms the boundary to the western side of the main site with the Staffordshire and Worcestershire Canal forming the boundary to the east, beyond which is the popular Weavers Wharf Retail Park, Riverside Walk leisure destination, the historic Slingfield Mill and Kidderminster College.

The northern boundary is shared with a modern retail warehouse unit occupied by Matalan. To the south are residential units.

The majority of the main site is broadly rectangular and level, tapering sharply into a narrow (approximately 10 m) strip at the southern end. There are currently several buildings on site in various states of repair; a three storey Victorian former warehouse fronting Park Lane with a single storey steel-framed industrial building to the rear and more recent store buildings. The total area of the built accommodation on site extends to around 46,728 sq ft (4,341 sq m).

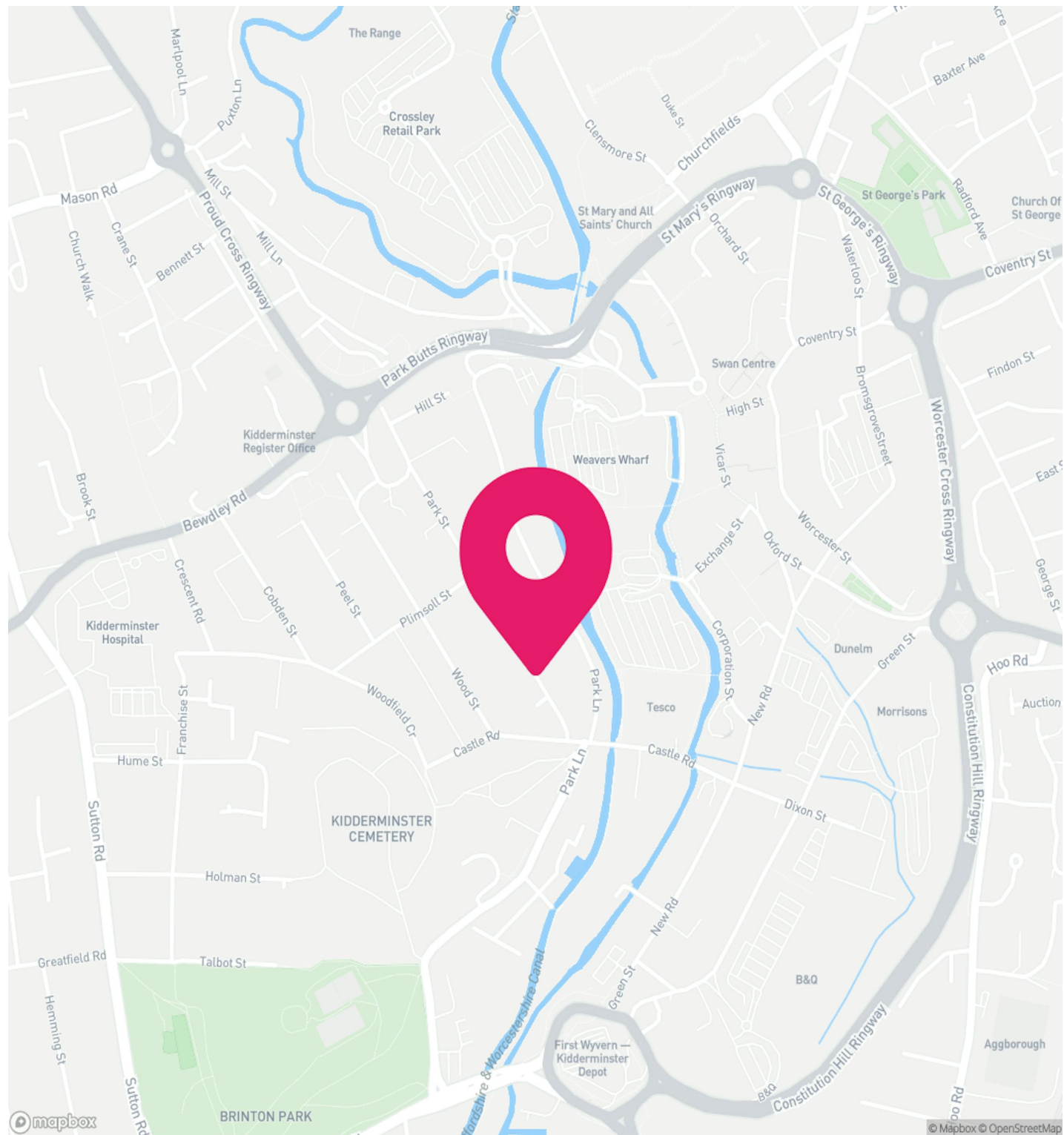
LOCATION

The location is central, adjacent and to the west of the prime retail area, close to all amenities, public transport links and the A456/A451 ring road.

Kidderminster is a popular Worcestershire town with a population of 57,400 (2021 census), which has grown in recent years as a commuter town to Birmingham (18 miles to the east) and the wider West Midlands.

Direct rail services are available to Midlands' towns including Birmingham, Solihull and Worcester plus London Marylebone.

The town benefits from a full range of amenities including national retailers (ASDA, Morrisons, Tesco's, Sainsburys, Lidl, Marks and Spencer's and ALDI) as well as local and national restaurants and cafes and a hospital.



VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£112,500 per annum on a new lease with lease length to be agreed.

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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