

INDUSTRIAL, LAND | TO LET



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

2.50 ACRES (1.01 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Town Centre site totaling 2.5 acres, suitable for a variety of storage, industrial and potential alternative uses - STP.

- Town centre location
 - Secure fenced site
 - Level, cleared and fully surfaced
 - Available as a whole or can split
 - Suitable for a variety of uses
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DESCRIPTION

The property comprises a site of approximately 2.5 acres (1.01 hectares) which was recently occupied by Jewsons Timber.

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 site is broadly rectangular and level, being surfaced and with secure boundary fencing and gated access.



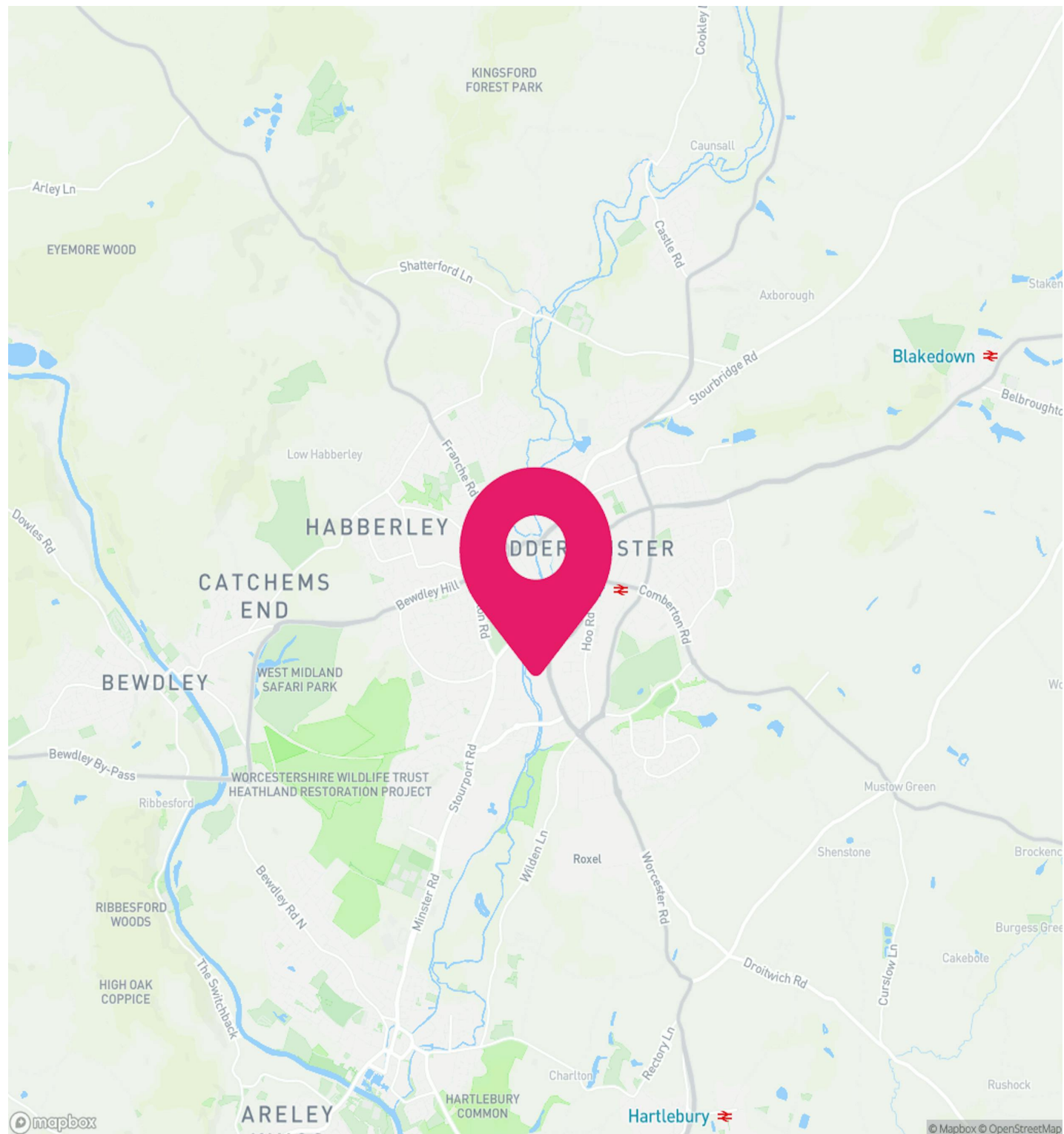
LOCATION

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.



SERVICES

We understand that the premises has the benefit of all mains services connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID documentation and proof of funding to satisfy anti-money laundering protocols.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£125,000 per annum on a new lease with length and terms to be agreed. Alternatively, the site can be split to cater for tenant's occupational requirements with rental to be agreed.

POSSESSION

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

EPC

EPC exempt - Due for demolition

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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