

RETAIL | TO LET

562 744 607



7 CARLTON HOUSE, OXFORD STREET, KIDDERMINSTER, DY10 1BB

1,485 SQ FT (137.96 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Two Storey Retail Premises in  
Kidderminster Town Centre

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- Heart of Kidderminster Town Centre
  - WC facilities and kitchenette
  - First Floor Office and Stores
  - Mixed-use building
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## DESCRIPTION

The property comprises of a ground floor retail premises located within Carlton House, a mixed-use building in the heart of Kidderminster Town Centre.

The premise benefits from an open plan layout with large retail glazed frontage with laminate flooring, suspended ceilings and inset lighting.

To the rear of the property is a partitioned area comprising stores, WC facilities and kitchenette. First Floor provides office, storage and welfare facilities.

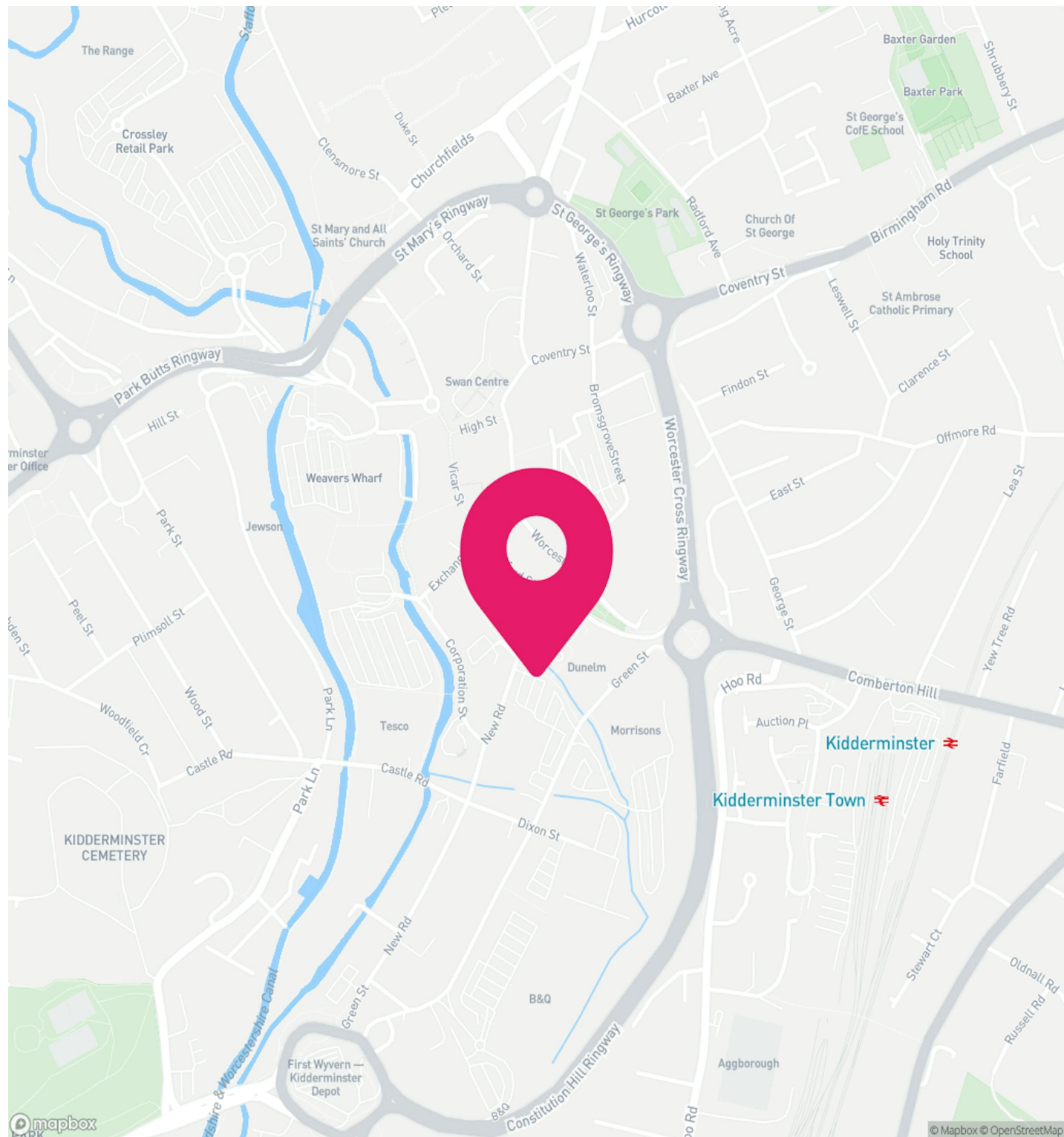


## LOCATION

The property is situated within the Carlton House development, occupying a prominent position within the heart of Kidderminster Town Centre fronting Oxford Street at its junction with Marlborough Street and Worcester Street.

Within the vicinity, there is a mix of local and national retailers, professional offices and easy access to public transport.

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.



## VAT

We understand that VAT is not payable.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## VIEWING

Strictly via the sole agent Siddall Jones.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## RENT

£1,250 per month

## 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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