

**FIRST FLOOR LARGE RETAIL/LEISURE  
PREMISES TO LET**

**UNIT 11A  
WEAVERS WHARF  
KIDDERMINSTER  
DY10 1AA**

**GYM UNAFFECTED**



**LOCATION**

Kidderminster comprises a busy Worcestershire Market Town located circa 18 miles west of Birmingham City Centre.

The subject premises has a ground floor lobby fronting directly onto the main car park for Weavers Wharf in Kidderminster Town Centre.

Retailers in the immediate vicinity include **MARKS & SPENCER, NEXT, NEW LOOK** and **TK MAXX**. In addition to the above, a 30,000 sq ft **B&M** will be opening nearby.

**DESCRIPTION**

The property comprises a ground floor lobby with substantial accommodation located at first floor level.

**ACCOMMODATION**

According to the plans we have been provided with, the premises provide the following approximate floor areas:-

<b>Ground Floor Lobby</b>	<b>76.87m<sup>2</sup></b>	<b>818 sq ft</b>
<b>Total First Floor Area</b>	<b>1,344.40m<sup>2</sup></b>	<b>14,456 sq ft</b>

**TENURE**

The premises are to be made available by way of an effectively Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only open market rent reviews.

**RENT**

Offers in the region of £55,000 per annum exclusive.

**PLANNING**

From our enquiries via the Local Planning Authority Website, we understand that the property is not Listed but does lie within a Conservation Area, but we would recommend that any ingoing occupier makes their own enquiries.

**SERVICE CHARGE**

The annual service charge is currently budgeted as being £19,566 plus an insurance payment of £1,731.46 for year end March 2024.

**EPC**

The Energy Performance Asset Rating of the premises currently falls within Category B – 27.

A copy of the Energy Performance Certificate can be made available upon request.

**RATEABLE VALUE**

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

<b>Rateable Value (2023 Assessment)</b>	<b>£78,500</b>
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We suggest that all interested parties should verify the above information with the Local Authority.

**LEGAL COSTS**

Each party to be responsible for payment of their own costs incurred in the transaction.

**VIEWING**

**Strictly by appointment** with the Joint Retained Agents:-

**Ref: Andrew Benson**  
**Wright Silverwood**  
**Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)**  
**DDI: 0121 410 5546**

Or

**Ref: Chris Linnell**  
**McMullen Real Estate**  
**[clinnell@mcmullenre.com](mailto:clinnell@mcmullenre.com)**

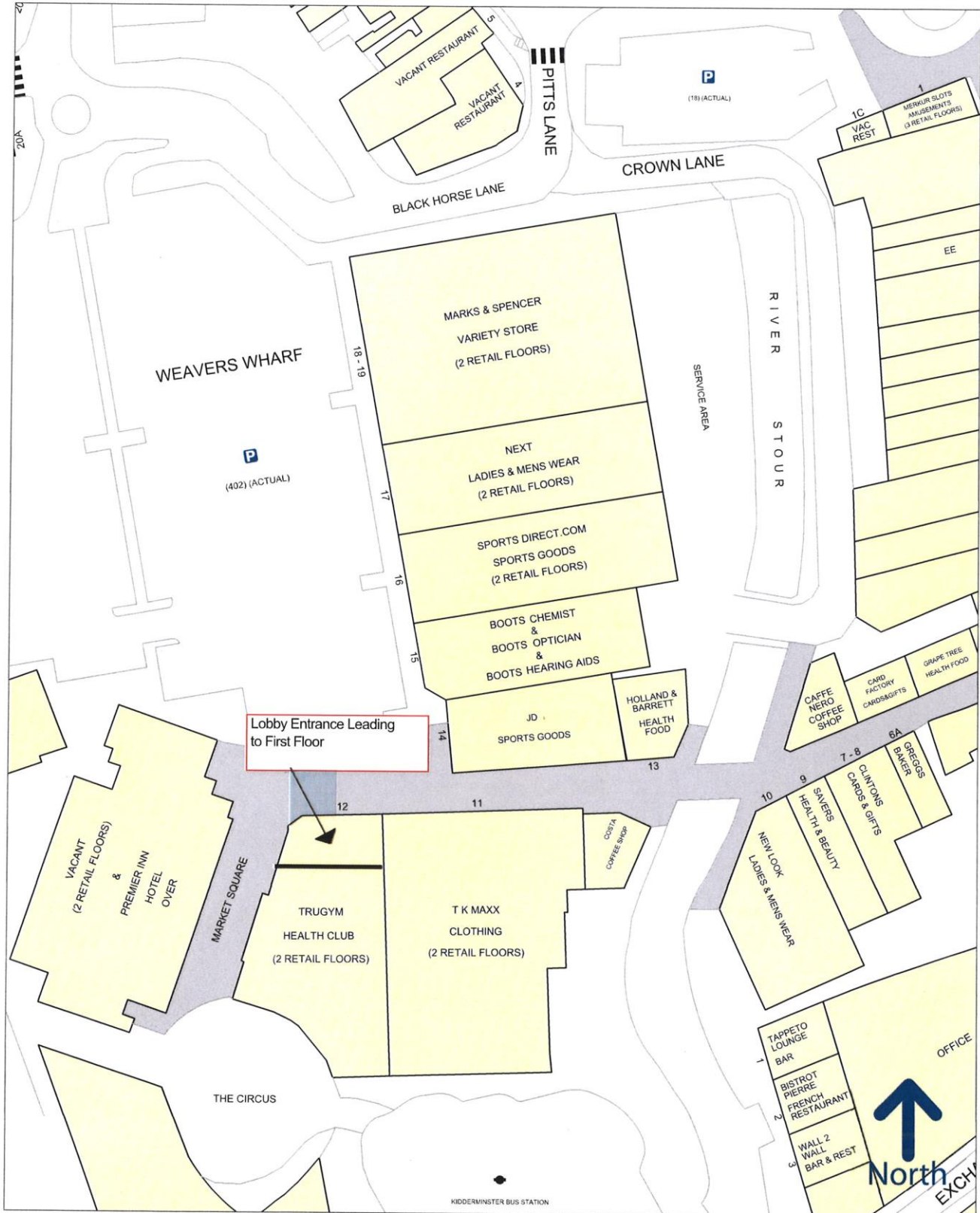
**Dan Gazzard**  
**Morgan Williams**  
**[dan@morganwilliams.co.uk](mailto:dan@morganwilliams.co.uk)**

**Simon Eatough**  
**LCP part of M'Core**  
**Email: [SEatough@lcpproperties.co.uk](mailto:SEatough@lcpproperties.co.uk)**

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

**DATE: APRIL 2024**

**0121 454 4004**



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