



Shop, 118 Bewdley Road, Kidderminster, Worcestershire, DY11 6RX

TO RENT £10,000 Per Annum / £833.33 per calendar month

Approx. Area 465 sq ft / 43 sq m

Ground floor retail premises with reception area to the front of the building, internal office, store room, kitchen and separate toilet. At the rear of the building there is a communal car park for fair use by the premises in conjunction with the neighbouring premises. EPC=D

- Guide Rental £8,000 P/A
- Located near to Kidderminster Town Centre
- Reception Area
- Consulting Room
- Inner Hall
- Store Room
- Kitchen
- Toilet
- EPC - D

£10,000 per annum/ £833.33 PCM

Reception

14' x 14'10" (4.27m x 4.52m)

Energy Performance Certificate

EPC Rating = D

Consulting Room

14'1" x 11'11" (4.3m x 3.63m)

Inner Hall

13'9" x 2'7" (4.2m x 0.79m)

Trap door access to cellar.

Store Room

13'11" x 7'5" (4.24m x 2.26m)

Double glazed UPVC window.

Kitchen

2.74m x 1.28m plus 1.44m x 0.94m

Double glazed UPVC window. Stainless steel, single drainer sink unit. Wash hand basin.

Toilet

Fitted low flush WC.

Cellar

Rent

£10,000 per annum

References/Deposit

A successful tenant will need to provide satisfactory references. The Landlord will also require a deposit equivalent to three months rent

Business Rates

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreferestdc.gov.uk

Building Insurance

The ingoing tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis

Legal Fees

Each party pay will be responsible for their own legal fees

Services

Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate

Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

Viewings

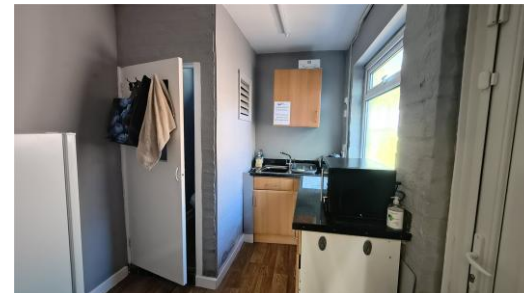
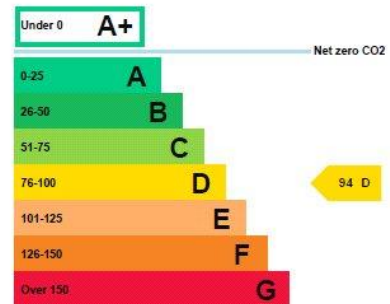
By prior arrangement with the agent.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Energy rating and score

This property's current energy rating is D.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.