

LEISURE OPPORTUNITY

Unit 12 + Prt FF Unit 11, Weavers Wharf
Kidderminster, Worcs, DY10 1AA

24,186 sq ft Available



Location

Kidderminster is a popular market town located approximately 15 miles northwest of Worcester City Centre and 17 miles southwest of Birmingham City Centre. Supporting a population of approximately 55,000, a catchment of 79,000 within a 10 minute drive and 460,000 within a 30 minute drive.

Description

M Weavers Wharf is an edge of centre hybrid scheme, offering an alternative prime pitch for the town, and a pedestrian link to the high street and the adjacent **Tesco Superstore**. Existing occupiers include **Caffè Nero**, **Greggs**, **KFC**, **B&M**, **Clintons**, **Savers**, **New Look**, **TK Maxx**, **Holland & Barrett**, **JD Sports**, **Boots**, **Sports Direct**, **Max Spielmann**, **Next**, **Marks & Spencer**, **Pizza Hut**, **McDonald's**, **Costa Coffee**, **Card Factory**, **Grape Tree**, **TH Baker**, **Wacky Playland** and **Premier Inn**.

Accommodation

The premises comprises of the following approximate floor areas;

Unit 12 + Prt FF Unit 11	Sq M	Sq Ft
Ground Floor	1,031.65	11,105
First Floor	1,213.37	13,061
Total	2,246.88	24,186

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

EPC

C (51). Certificate is available upon request.

Business Rates

RV £221,000 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

On Application

Service Charge

There is an annual service charge of circa **£53,000 + VAT** which includes refuse collection.

Insurance

There is an annual insurance charge of **£8,322 + VAT**.

Legal Costs

Each party to be responsible for their own legal costs.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment with the Joint Retained Agents **Creative Retail** or **McMullen RE** on 0203 058 0200.

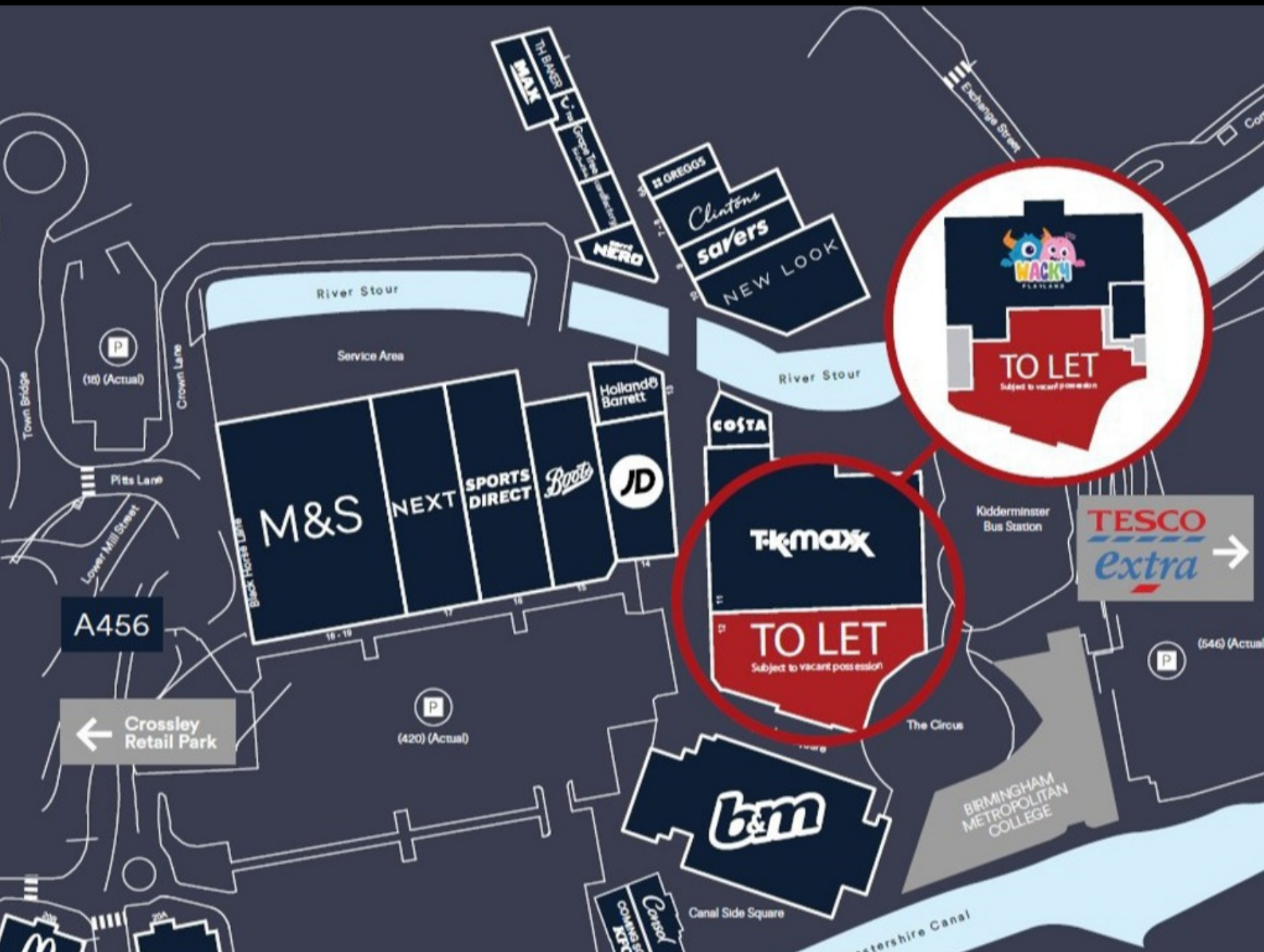
0121 400 0407
creative-retail.co.uk

Creative Retail

LEISURE OPPORTUNITY

Unit 12 + Prt FF Unit 11, Weavers Wharf
Kidderminster, Worcs, DY10 1AA

24,186 sq ft Available



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail