



M

PARK

WEAVERS WHARF

TO LET

RETAIL UNITS

Occupiers include:



Premier Inn



i'm lovin' it

M&S NEXT



SPORTS
DIRECT.COM

Tkmaxx

GREGGS

cardfactory

Kidderminster DY10 1AA

LCP.

part of MCore

01384
400123

searchlcp.co.uk



M Park 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. There are approximately 420 on site customer car spaces plus 546 on the adjoining Tesco's site and the unit benefits from secure side servicing.

Premier Inn is also on the site. This hotel is in a Grade II-listed former weaving mill.

- Heavy footfall retail park
- Positive mix of uses
- Well maintained centre
- Local bus routes nearby
- 1.2 miles from Kidderminster train station
- Car parking to the front of the units

Existing Occupiers

Caffè Nero, Greggs, Clintons, Savers, New Look, TK Maxx, Holland & Barrett, truGym, JD Sports, Boots, Sports Direct, Next, Marks & Spencer, Pizza Hut, McDonald's, Birmingham Metropolitan College, Costa Coffee, Card Factory, Grape Tree, TH Baker and Premier Inn.





Available units

UNIT 2	sq.ft	sq.m
Ground Floor	640	59.5
First Floor	616	57.2
TOTAL	1,256	116.7
RENT	POA	
SERVICE CHARGE	£2,932	
RATEABLE VALUE	£20,250	

16 Vicar St	sq.ft	sq.m
Ground Floor	1,644	152.7
First Floor	1,612	149.8
Second Floor	855	79.4
TOTAL	4,111	381.9
RENT	POA	
SERVICE CHARGE	£3,477	
RATEABLE VALUE	£34,250	

UNIT 11	sq.ft	sq.m
First Floor	15,909	1,478
RENT	POA	
SERVICE CHARGE	£20,672	
RATEABLE VALUE	£78,500	

Slingfield Mill	sq.ft	sq.m
Ground Floor	15,827	1,470
First Floor	16,800	1,561
TOTAL	32,627	3,031
RENT	POA	
SERVICE CHARGE	£61,640	
RATEABLE VALUE	£205,000	

Pump House	sq.ft	sq.m
Ground Floor	3,196	297
First Floor	1,778	165
TOTAL	4,974	462
RENT	POA	
SERVICE CHARGE	£8,501	
RATEABLE VALUE	£71,500	

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available.

EPC

A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



PARK WEAVERS WHARF



325,000 sq.ft
(30,193 sq.m)



420

Parking spaces plus 546 on the adjoining Tesco's site



79k Catchment
Population
within a 10 minute drive time

228k Catchment
Population
within a 20 minute drive time



Sat Nav

DY10 1AA



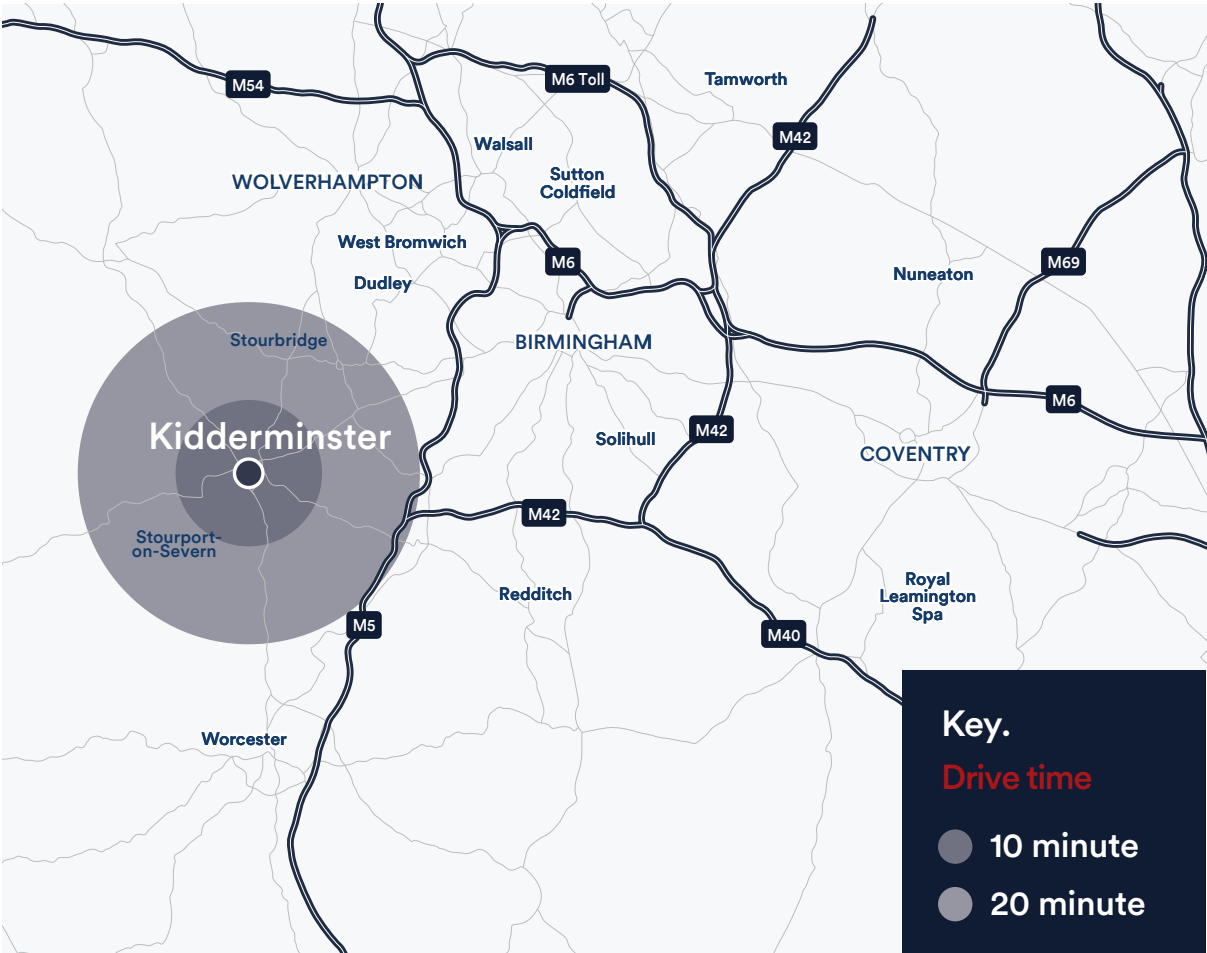
Key

- 1 Tesco Extra
- 2 Kidderminster town centre
- 3 Crossley Retail Park
- 4 Sainsbury's
- 5 Morrisons
- 6 Bus Station

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, **M Park Weavers Wharf** provides a strong retail and food & beverage offering.

Being centrally located, vehicular access is good in this location, with ample parking facilities for customers opposite, and easy access for delivery drivers / riders, providing access to the main ring road and residential areas beyond.



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*Potential occupiers to make own enquiries to clarify accuracy of data.

Viewing:

Strictly via prior appointment with the appointed agents:

LCP

part of MCore

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