

TO LET

Unit 3 The Piano Building, Adjacent To Weaver's Wharf, Kidderminster, DY10 1AA

Fully Refurbished Food, Beverage and Leisure units
Situated Within an Attractive Setting With Extensive
Outside Seating Space

- Prominent location adjacent to the main bus station
- Lies next to Weavers Wharf Retail Park
- Refurbished to a very high standard
- Units from 2270 sq ft to 3335 sq ft
- Close to M&S, Next and Loungers
- All day footfall
- Allocated parking for food delivery services
- Low base rent of £12 psf
- Air conditioning and fresh air systems already installed



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Location

The premises are prominently situated between Weavers Wharf Retail Park and Kidderminster Bus Station and lie a short walk from the town centre where numerous national operators are represented including Tesco, Pandora, Vision Express and Vodafone.

Description

The premises comprise of 3 large open planned food, beverage and leisure units that have been refurbished to a very high standard and benefit from external seating, rear service area and allocated parking for food delivery services.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	210.88	2,270
Total	210.88	2,270

Rent

£27,250 Per Annum Exclusive

Tenure

The premises are available to let by way of a new fully repairing and insuring leases, terms to be agreed.

VAT

We understand that VAT is payable on the rent.

Business Rates

The units have yet to be assessed for business rates purposes however our client advises that approximate figures are:

RV: **£25,000**

Business Rates Payable p.a: **£12,475**

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

The premises have yet to be assessed for energy performance purposes.

Service Charge

All tenants will be required to contribute to a formal service charge for the maintenance of the common parts. Budget contributions are **£2.75 per sq ft**.

Planning

The units currently benefit from E(b) Class planning use.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

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For more information, please contact:

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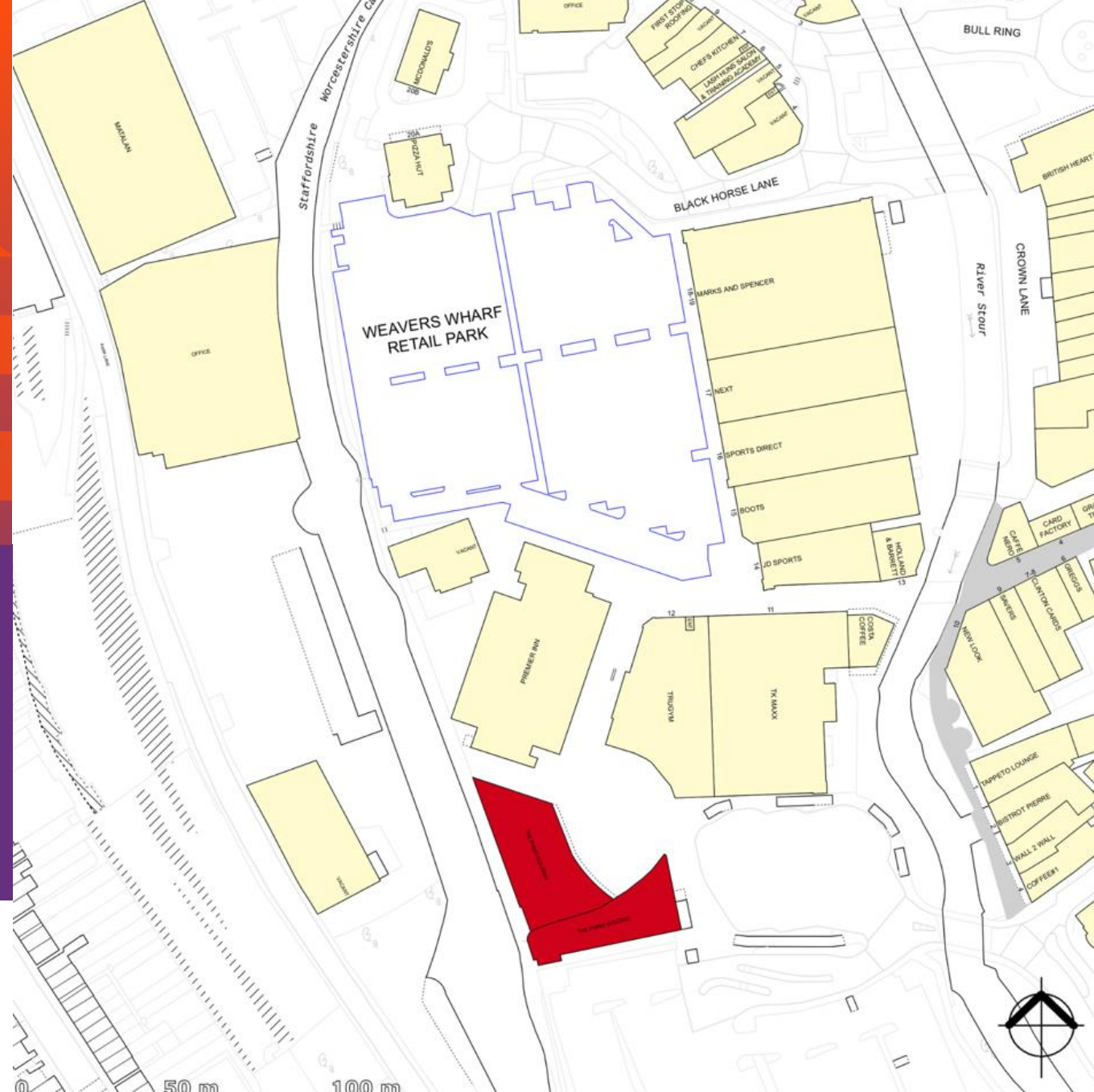
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