

SHOP TO LET

41 OXFORD STREET  
KIDDERMINSTER  
DY10 1AR

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



- Prominent Shop fronting busy road with return display frontage
- In good order throughout including a Customer/Disabled WC
- Immediately adjacent to Dunelm and close to Wilko and Iceland
- Close to Kidderminster College and within a few hundred yards of the main Town Centre and the popular Weavers Wharf Shopping & Leisure Park
- Parking on road at front and several car parks close by (see photos over)
- Rent: £5,000pa exclusive
- Small business rates relief may be available (subject to eligibility)

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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## Location

The property is situated immediately adjacent to Dunelm and just a few hundred yards from the main Town Centre retail areas including the popular Weavers Wharf Retail and Leisure Park.

Other occupiers close by include Aldi, Wilko and Iceland along with Kidderminster College.

It occupies a prominent roadside location with street parking to the front together with several other car parks close by.

Well established local traders close by include Financial Services, Estate Agents, Health Services, Café, Restaurants and Takeaways.

## Description

The property is situated on a corner and has several prominent display windows.

It is arranged to provide a ground floor sales area with a Customer/Disabled WC, a further WC and staff and store areas

The property has been well maintained throughout and is suitable for numerous uses with minimal work required.

## Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width:	33'5"	(10.2m)
Shop Depth:	27'	(8.2m)
<b>Ground Floor Sales:</b>	<b>859 sq ft</b>	<b>(80 sq m)</b>
Ancillary Staff/Storage:	137 sq ft	(12.7sq m)

## Lease

The property is available upon a new lease/licence for a term to expire no later than June 24<sup>th</sup> 2022 outside\* the Landlord & Tenant Act 1954 (excluding Security of Tenure provisions of sections 24 – 28).

\*Please contact us for further details.

## Rent

£5,000 per annum exclusive.

## VAT

VAT will be charged on the rent.

## Rating Assessment

Rateable Value: £14,250\*

\*Small business rates relief may be available

Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

## Energy Performance Certificate (EPC)

The property has a rating of 103 (Band E). A copy of the EPC is available upon request.

## Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract November 19 (revised)

## PTO

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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