



THE  
PIANO  
BUILDING

WEAVERS WHARF  
KIDDERMINSTER



# To Let

Refurbished Food, Beverage and Leisure units situated in an attractive setting with extensive outside seating space.

Weaver's Wharf  
Kidderminster DY10 1AA

Creative Retail



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# The Location

Kidderminster is a market town that is historically famous for the manufacture of carpets, is situated within the district of Wyre Forest and benefits from a population of over 57,000. The town is well located 15 miles north of Worcester and 19 miles west of Birmingham city centre and benefits from an excellent transport network.

The Piano Building lies between the popular Weavers Wharf Retail Park and the town's bus station, and is situated a short walk from M&S, Tappetto Lounge and Premier Inn.





# The Building

The Piano Building was originally built in 1867 as the wool warehouse for Brintons Carpets and was most recently used as an educational facility.

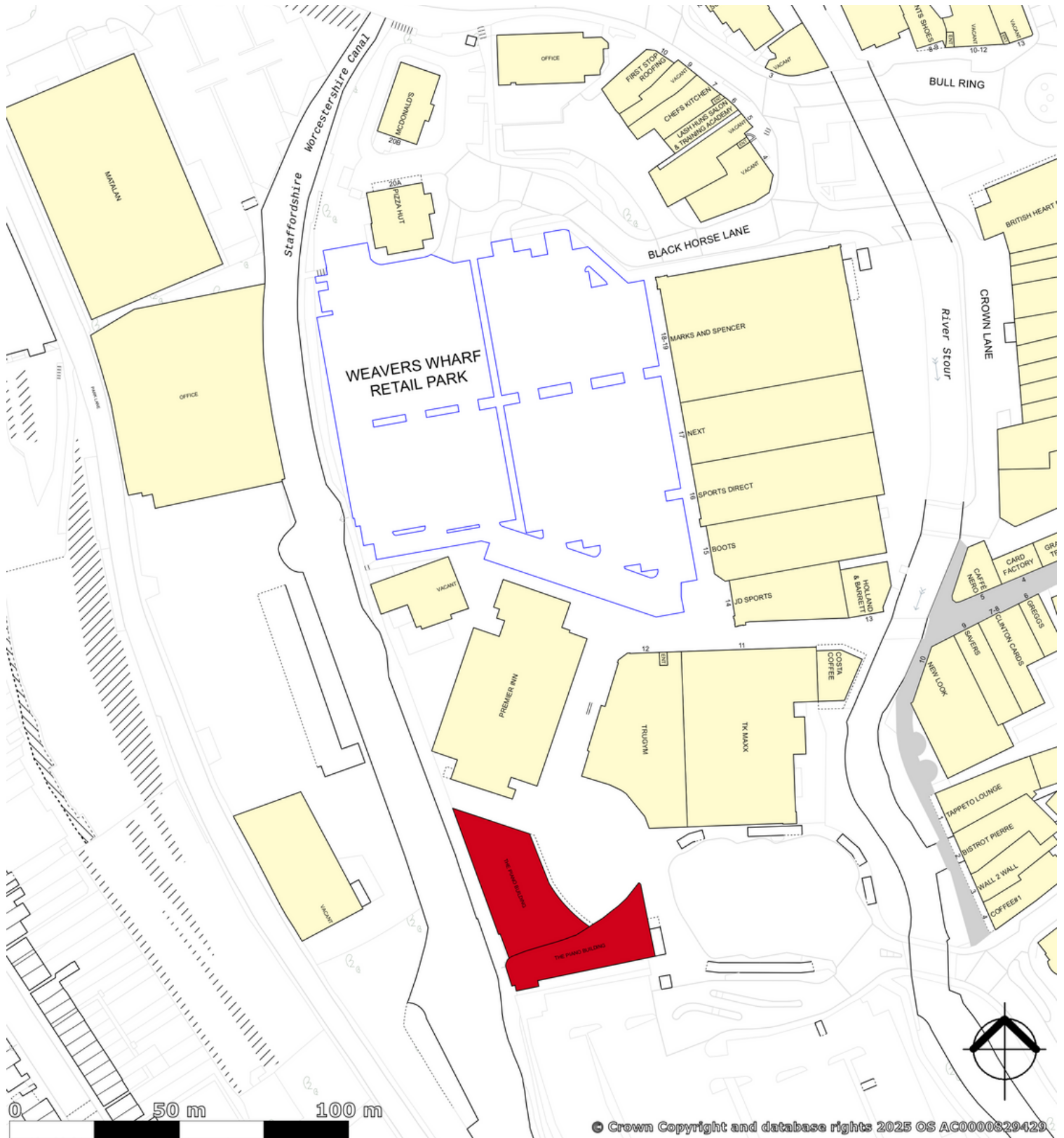
Our client recently acquired the property, and intends to deliver a food, beverage and entertainment venue where up to 3 ground floor units will be delivered that will benefit for an attractive outside dining/drinking area.





|   |                       |          |            |
|---|-----------------------|----------|------------|
| ● | Ground Floor          | 211 sq.m | 2270 sq ft |
| ● | Ground Floor          | 287 sq m | 3088 sq ft |
| ● | Ground Floor          | 224 sq m | 2410 sq ft |
|   | First Floor Mezzanine | 86 sq m  | 925 sq ft  |







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## Rent

£12 per sq ft

## Rateable Value

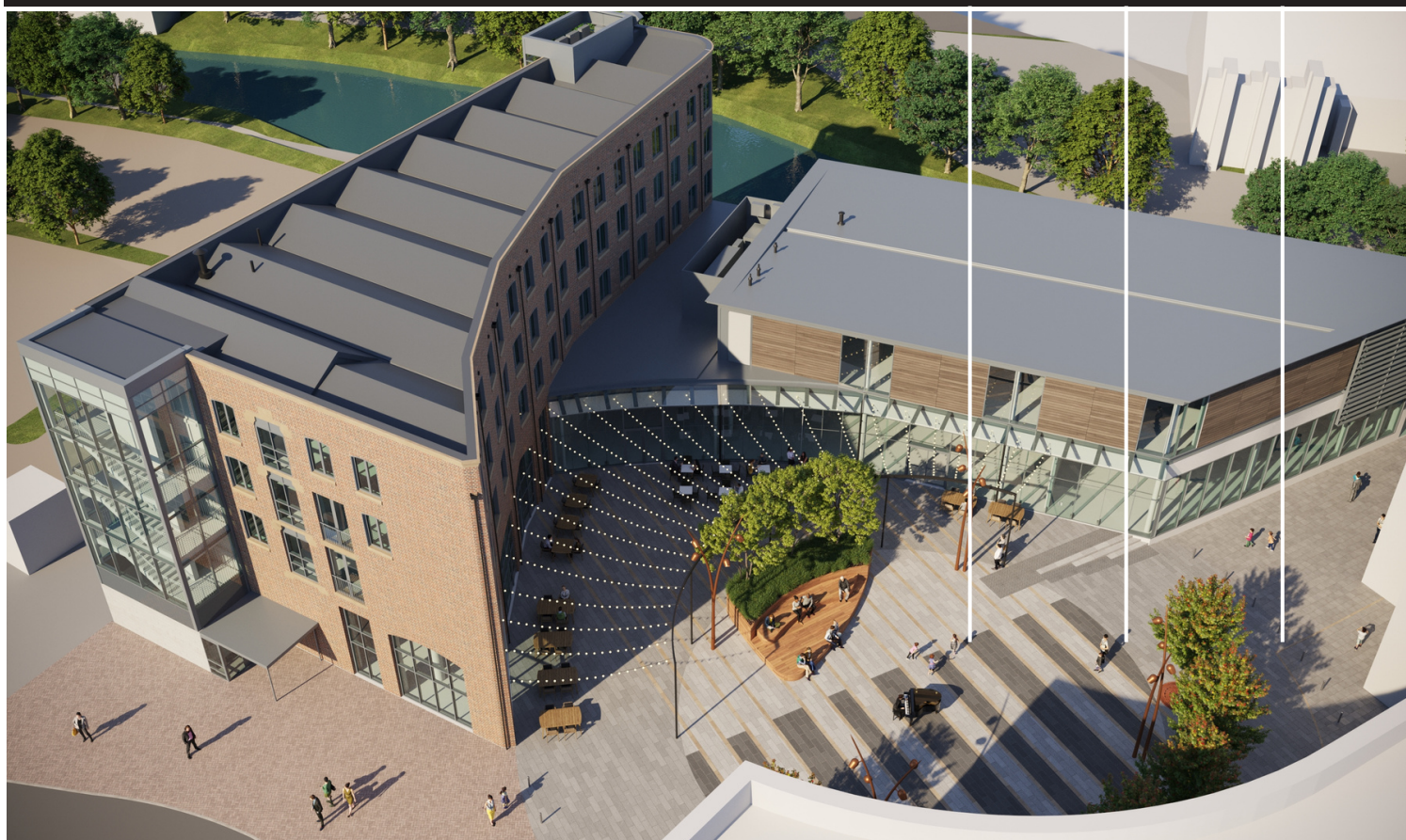
TBC

## Service Charge

c£2.75psf per sq ft. Tenants will be required to contribute to a service charge for the maintenance and cleaning of the common parts.

## Planning

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





## EPC

The premises benefits from a EPC rating of B (43). The certificate is available on request.

## VAT

The premises are registered for VAT purposes and so VAT will be applied to rent and service charge payments.

## Legal Costs

Each party will be responsible for their respective legals costs incurred.





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## Viewings

Viewings can be arranged through Creative Retail.

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