

**RETAIL UNIT TO LET**  
**Unit 2 Weavers Wharf, Kidderminster, Worcestershire. DY10 1AA**  
**PRIME RETAIL LOCATION**



**ASSIGNMENT / SUBLETTING OPPORTUNITY**  
**NEW LEASE MAY BE CONSIDERED SUBJECT TO COVENANT**

## LOCATION

Kidderminster is a busy market town located approximately 16 miles North of Worcester and 19 miles West of Birmingham with a population of approximately 55,000.

The property is situated in a prime pedestrianised trading location within the Weavers Wharf retail development adjoining TH Baker Jewellers. Other nearby occupiers include Greggs, Clinton Cards, New Look, Savers, Clarks, Holland & Barrett and Superdrug.

## ACCOMMODATION

The property comprises ground and first floor sales / ancillary and benefits from double shop frontage onto Weavers Wharf shopping centre, which enjoys a high level of annual footfall. Internally, the unit is presented generally in good condition and provides the following approximate floor areas & dimensions: -

Ground Floor Sales:	Approx. 50.6 sq.m / 545 sq.ft
First floor sales/ancillary:	Approx. 43.3 sq.m / 466sq.ft
Total NIA:	Approx. 93.9 sq.m / 1,011 sq.ft

## PLANNING

It is believed the retail unit benefits from A1 use only.

## TERMS

The premises is occupied via a 5 year internal repairing and insuring lease subject to a service charge. The lease began on 13 March

2017 and is due to expire on 12 March 2022. Potentially, new lease terms may be able to be agreed with landlord, subject to covenant strength & lease terms.

## PASSING RENT

£22,500 pax

## LEGAL COSTS

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

## EPC

Available upon request

## VAT

It is understood that VAT is applicable to the annual rent.

## SERVICE CHARGE

For year end 31/08/2020, the annual service charge was £1,759.20.

## RATEABLE VALUE

£22,500 (April 2017)

UBR: 0.512 (2020/2021)

No rates payable until 1st April 2021 due to Government relief.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:  
DTR Surveyors 07986 960494 / 029 20 372599  
David.Rowlands@DTRSurveyors.com  
Ref: Feb 2021



DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

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