



TO LET/FOR SALE

**RETAIL/BUSINESS UNITS
MILL STREET, KIDDERMINSTER,
WORCESTERSHIRE**



79 - 160 sq m (846 - 1,718 sq ft)
Approximate Net Internal Areas

- Brand new Retail/Business Units
- Available To Let or to Purchase
- Within a short walking distance of Kidderminster Town Centre
- Allocated car parking facilities





LOCATION:

The units are located on Mill Street, Kidderminster within a short walking distance of Kidderminster Town Centre. Mill Street links directly to Proud Cross Ringway and Park Butts Ringway which provides direct access to Birmingham via the A456 and Worcester via the A442/A449

DESCRIPTION:

The units will be situated at ground floor level with residential accommodation on first and second floors. The units will be of traditional brick construction, incorporating toilet and kitchen facilities, gas fired central heating and double glazed windows. Allocated car parking spaces will be available to the rear.

ACCOMMODATION:

Approximate Net Internal Areas

	sq m	sq ft
Unit 1	78.60	846
Unit 2	81.0	872
Total	159.60	1,718

TENURE:

The units are available to purchase on a long leasehold basis with vacant procession on completion.

The units are also available on an occupational leasehold basis on new full repairing and insuring leases with term of years to be agreed.

PRICE:

Unit 1: £170,000 exclusive
Unit 2: £175,000 exclusive

RENTAL:

Unit 1: £12,700 per annum exclusive
Unit 2: £13,000 per annum exclusive

PLANNING:

We understand that the units have planning consent for A1, A2 and B1 uses. Interested parties should make their own enquiries to Wyre Forest District Council planning department (Tel: 01562 76773)



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING:

Strictly via sole agents:

Harris Lamb
Tel:01905 22666
Contact: Nick Aylett

Subject To Contract

