

LEISURE, RETAIL | TO LET

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- est 2017 -

91 COVENTRY STREET, KIDDERMINSTER, DY10 2BZ

1,521 SQ FT (141.31 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A prominent Town Centre Retail/Leisure premises

- Prominent Premises
 - Extensive Glazed Frontage
 - Open Plan Layout
 - Secure Covered Courtyard - Available at Additional Cost, Under Separate Negotiation
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DESCRIPTION

This prominent property boasts a substantial frontage onto Coventry Street, Kidderminster, featuring an impressive full-height glazed facade with pedestrian access.

The spacious open-plan layout at the front is ideal for retail or leisure use, while the rear of the property includes an office, welfare facilities, and additional storage.



LOCATION

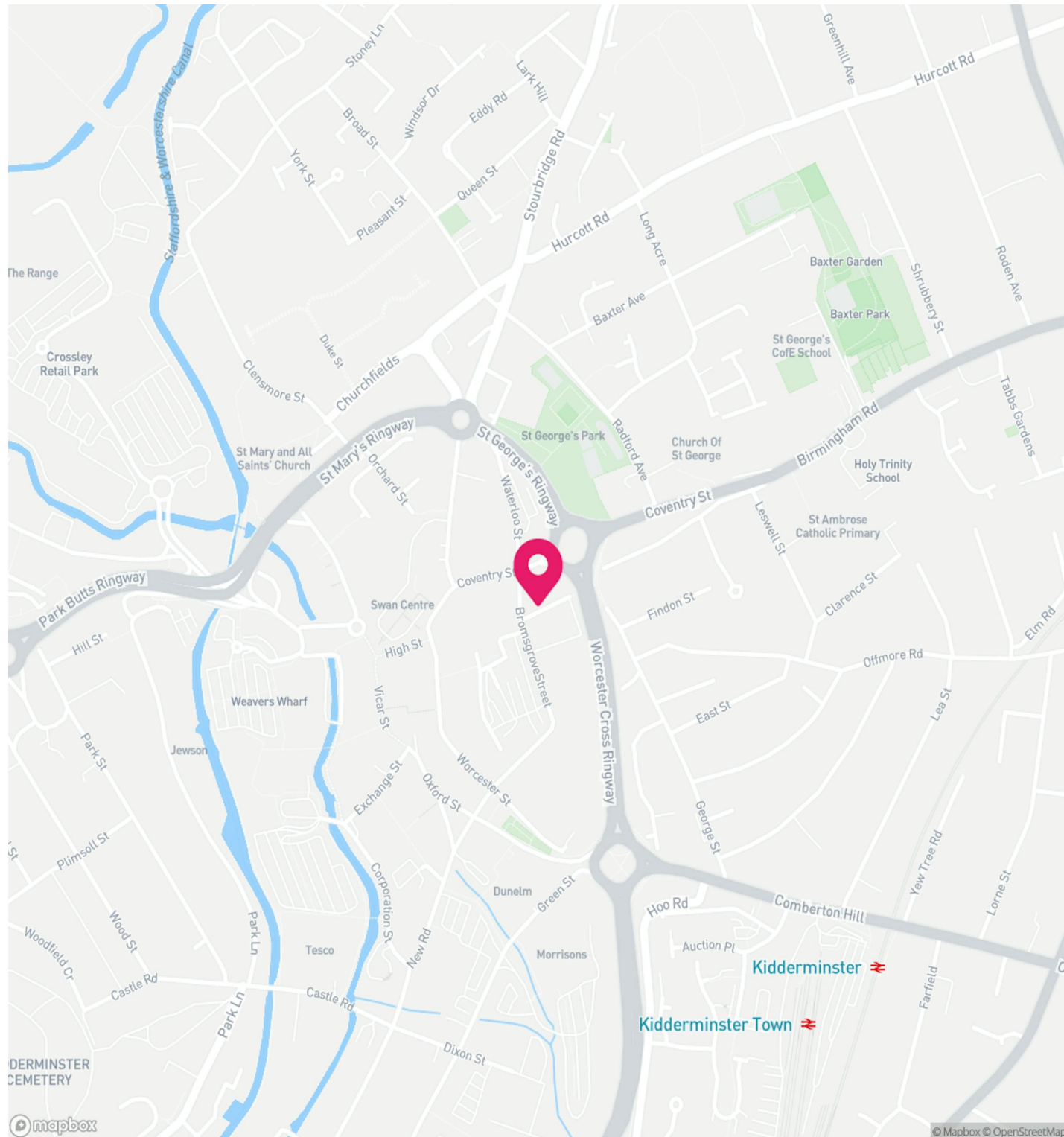
The property is situated fronting Coventry Street, Kidderminster.

Kidderminster is well connected to major road networks, with the A456 providing direct routes to Birmingham (approximately 17 miles to the northeast) and Worcester (around 15 miles to the southwest).

The M5 motorway (Junction 3) is approximately 10 miles away, offering access to the wider national motorway network, including the M42 and M6.

Public transport connections are strong, with Kidderminster Railway Station less than a mile away, offering frequent services to Birmingham Snow Hill (approx. 40 minutes) and Worcester (approx. 20 minutes). The station also provides connections to London via Birmingham Moor Street. Local bus services run regularly, linking Coventry Street to surrounding areas and further afield.

Kidderminster is a well-established commercial hub, benefiting from a mix of national and independent retailers, leisure operators, and office occupiers, with Coventry Street itself being a busy location, positioned close to the town's main shopping districts and amenities.



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Retail / Leisure	1,521	141.31	Available
Total	1,521	141.31	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£12,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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