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- EXCELLENT TOWN CENTRE LOCATION
- ANCILLARY STORAGE ON FIRST FLOOR
- SUITABLE FOR A VARIETY OF USES (STPP)

## RETAIL

3,865 SqFt ( 359 SqM )

POA

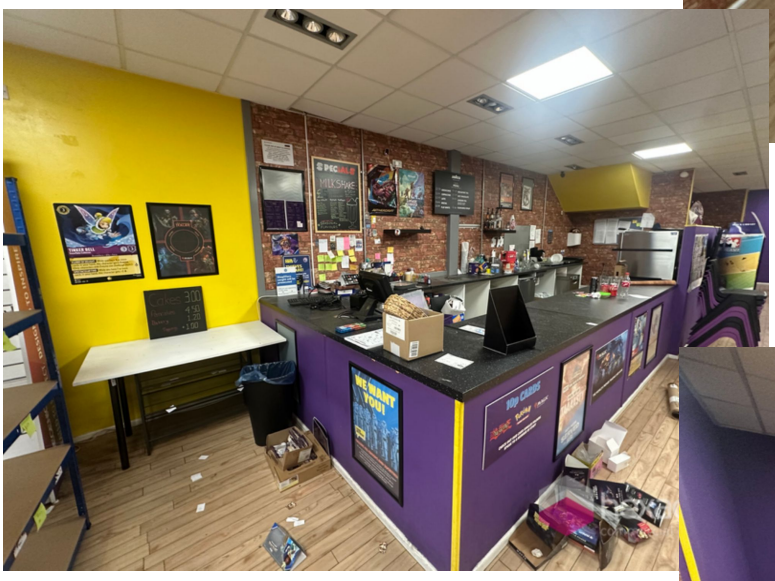
Unit 5, 11-17 Worcester Street, Kidderminster, DY10 1EA

# TO LET

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## Description

The property comprises a spacious ground floor retail unit with ancillary storage and office accommodation at first floor level, extending to a total of 3,865 sq ft. The ground floor provides predominantly open-plan retail accommodation extending to 2,196 sq ft, offering a flexible layout suitable for a variety of occupiers, subject to the necessary consents.

The first floor provides a further 1,669 sq ft of accommodation, suitable for ancillary storage, offices or staff facilities.

The premises were previously occupied by Geek Retreat, a gaming cafe, and offers an opportunity for a range of retail and leisure-related uses, subject to planning.

## Location

The property is prominently situated on Worcester Street, within the heart of Kidderminster town centre, close to its junction with High Street and Coventry Street. The premises occupy a position along the pedestrianised shopping street, directly opposite the Rowland Hill Shopping Centre and within close proximity to the Swan Shopping Centre. The surrounding area comprises a mixture of national and independent retailers, including Poundland, B&M, Card Factory and Peacocks. Kidderminster benefits from excellent transport connections, with the A456 and A448 providing access to the wider West Midlands road network. Kidderminster Railway Station is situated approximately 0.5 miles from the property.

## Accommodation

Ground Floor - 2,196 Sq Ft

First Floor - 1,669 Sq Ft

Total - 3,865 Sq Ft

## Rates

Rateable Value - £7,500

It is understood that the unit will benefit from 100% small business rate relief, however the tenant should confirm this with the relevant local council.

## Terms

The premises are to be let by way of a new lease on terms to be agreed.

Application Fee - £100 plus VAT

RICS



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