hexagon™
commercial property

RICS



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

RETAIL

2,596 SqFt (241 SqM)

POA

Unit 2, 11-17 Worcester Street, Kidderminster, DY10 1EA

TO LET

hexagon™
commercial property

















Description

The property comprises a two-storey retail premises prominently situated on Worcester Street in Kidderminster town centre, offering a total accommodation of approximately 2,596 sq ft (241.18 sq m). The ground floor extends to approximately 1,259 sq ft and provides an open-plan retail area with a glazed shop frontage, suspended ceiling and lighting. The first floor provides a further 1,337 sq ft of accommodation, suitable for ancillary storage, office space or additional retail use, subject to any necessary consents. The property offers flexible accommodation suitable for a variety of retail and commercial occupiers, with the opportunity for an incoming tenant to refurbish and configure the space to suit their requirements.

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

Retail - 1,186 Sq Ft

Stores - 73 Sq Ft

First Floor Storage - 1,013 Sq Ft

Office - 101 Sq Ft

Staff Room / Kitchen / WC - 223 Sq Ft

Total - 2,596 Sq Ft

Rates

Rateable Value - £11,000

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



...get social
with Hexagon

'Hexagon Commercial Property'

'Hexagon Commercial Property'

@HexagonCP

@HexagonCommercial

...and stay up-to-date with all the latest properties & news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All pricesorrents are quoted exclusive of VAT. These particulars were produced in April 2019.

