



56 OXFORD STREET KIDDERMINSTER DY10 1BJ

**WALTON
&
HIPKISS**

COMMERCIAL, LAND & NEW HOMES



KIDDERMINSTER
01562 519 777

STOURBRIDGE
01384 392 371

HAGLEY
01562 886 688

- Terraced building
- Flexible Use - Beauticians - Sales - Retail - Offices
- 2 storey lock up shop
- Car Parking available close by
- Town Centre
- Flexible Lease
- Potential multiple uses

LOCATION

Situated in the heart of Kidderminster. The property is surrounded by similar properties and forms part of a terrace of retail and professional office properties.

Within easy reach of all local services including shops, cafes, eateries and pubs. Public Transport and Railway Station nearby

ACCOMMODATION

The property comprises a terraced 2 storey retail property.

Ground Floor 405 sq ft (37.6 sq m)

First Floor 355 sq ft (33 sq m)

Total Area 755 sq ft (70.6 sq m)

Standard brick construction with tiled and pitched roof. The property is fitted out ready for immediate use.

RENTAL

A monthly rent of **£600** is required with the Tenant responsible for all utilities,

contribution to Building Insurance and Business Rates (if applicable). A Deposit will be required.

BUSINESS RATES

Current Rateable Value of the shop is £5,200 from April 2023. Full Small Business Rates Relief should be available - please apply to the Local Authority.

INSURANCE

The freeholder undertakes Buildings Insurance.

LEGAL COSTS

Each party to pay all own costs in respect of this transaction.

VAT

We understand VAT will be **not** charged on the letting of this property.

VIEWING

please contact the Agents

GENERAL TERMS

References The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

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