



51, Oxford Street, Kidderminster, Worcestershire, DY10 1AR

TO LET - £8,000.00 per annum/ £666.66 per calendar month

Total gross internal area approx. 436 Sqf / 40 sqm

Ground floor retail area located close to all the local amenities to the town centre with a prominent frontage.

The property benefits from a front retail area, rear storage area with plumbing, toilet facilities and rear loading access.

Internal repairing and insuring lease available.

EPC = D

- Ground Floor unit
- Loading area
- Toilet area
- Close to local amenities
- EPC = D

£8,000 per annum / £666.66 per calendar month

Retail area

11'5" x 28'1" (3.48m x 8.56m)

Entrance door, meters

Rear area

6'10" x 6'5" (2.08m x 1.96m)

Single glazed window, plumbing

Hallway

3'3" x 22' (1m x 6.7m)

Separate WC

Separate sink area

Energy performance Certificate

EPC Rating = D

Rent

£8000.00 per annum / £666.67 per calendar month

Business Rates

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreferestdc.gov.uk

Lease Details

New Lease available on internal repairing and insuring Terms. Terms of the lease are negotiable

Building Insurance

The ingoing tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis

Legal Fees

Tenant and Landlord pay their own legal costs

Tenant to pay the letting/referencing fees to Letting agents.

Referencing / Deposit

A successful tenant will need to provide satisfactory references. The Landlord will also require a deposit equivalent to three months rent

Services

Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Fixtures & Fittings

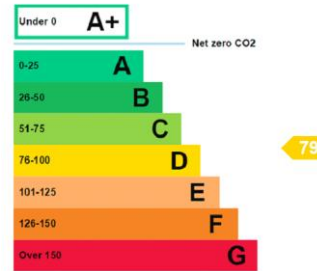
Any fixtures and fittings not mentioned in these lettings particulars are excluded from the Lease.

Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

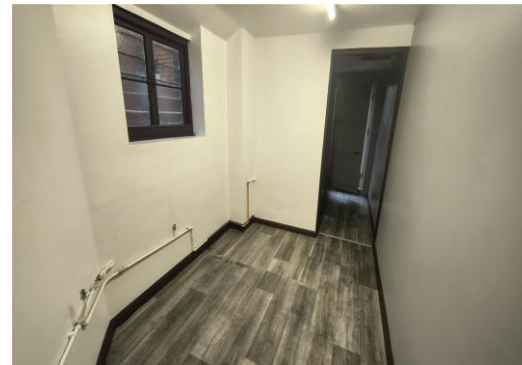
Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.