

## PRIME SHOP TO LET



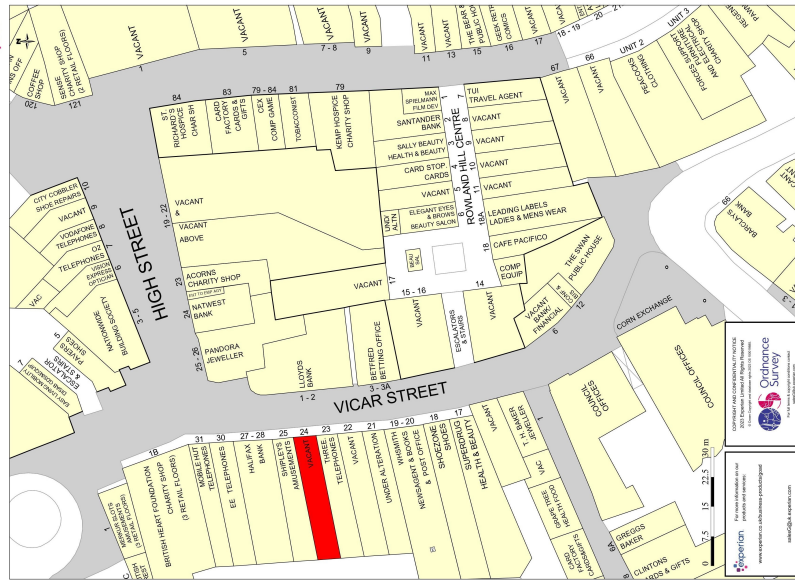
24 Vicar Street, Kidderminster, Worcestershire, DY10 1DA

### FEATURES

- Prime shop to let
- Three, Halifax and Lloyds close by
- Prominent trading location
- Viewing by appointment only

### CONTACT

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## LOCATION

The subject property is positioned on Vicar Street, a busy High Street and the main principle thoroughfare between the traditional location of the high street and Weavers Wharf, the edge of town shopping centre. The unit is positioned adjacent to THREE and HALIFAX. Nearby retailers include LLOYDS, SHOE ZONE and SUPERDRUG

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £35,000 per annum exclusive of business rates, service charge and VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

## ACCOMMODATION

The property is arranged over ground floor only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 5.87m (19ft 2")

SHOP DEPTH 27.74m (91ft)

GROUND FLOOR SALES 162.86 sq m (1,753 sq ft)

## RATING INFORMATION

RATEABLE VALUE £31,250

RATES PAYABLE £15,343.75