



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**PROMINENT TRADE COUNTER
PREMISES**

**9,568 sq ft
(889.18 sq m)**



**UNIT 4 STOURPORT ROAD
KIDDERMINSTER, DY11 7QP**



◆ Prominent Trade Counter Location.

◆ Nearby Occupiers Include KFC, Costa, Lidl, Greggs, Specsavers, Paintwell, Easy Bathrooms & Denmans Electrical Supplies.

◆ 20 Car Parking Spaces.

◆ Height to Truss of 3.7m.

◆ 3 Phase Electricity.

◆ Fully Fitted Out Showroom.

◆ Side Access for Loading.

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LOCATION

The premises sits on a prominent roadside position situated on the A451 which is the main arterial road between Kidderminster and Stourport on Severn. Kidderminster Town Centre is approximately 2.5 miles distant. Kidderminster is approximately 18 miles from Birmingham and 15 miles north of Worcester with good access to Junctions 3 to 5 of the M5 motorway and in turn the national motorway network via the M42, M6 and M40.

DESCRIPTION

Unit 4 is a prominent trade counter premises set on one of the main thoroughfares connecting Stourport to Kidderminster.

The building is of portal frame construction with a mixture of brick, profile cladding and glazed elevations. The roof is of truss construction with the height to the truss of approximately 3.7m.

Internally the unit benefits from a large open plan showroom with suspended ceilings throughout. Within the suspended ceilings there are integrated lights and air conditioning and the showroom floor is tiled throughout. To the southern side of the building is a workshop with air conditioning, strip lighting and a painted concrete floor. To the rear of the building is a series of stores and a staff kitchenette and WCs.

Externally the unit benefits from a couple of roller shutter doors and approximately 20 car parking spaces.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit	9,568	889.18

TENURE

To let on a new full repairing and insuring Lease for a term to be agreed.

RENTAL

Price upon application.

SERVICES

We are advised that mains water, 3 phase electricity and drainage are connected to the building. All interested parties however must check this position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Wyre Forest District Council on 01562 732928.

We are advised that the property is freehold. Interested parties are advised to check this position with their advisors/contractors

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £60,500.00
Rates Payable: £30,976.00 (2023/24)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01562 732528.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been carried out on the property and has been awarded as follow:-

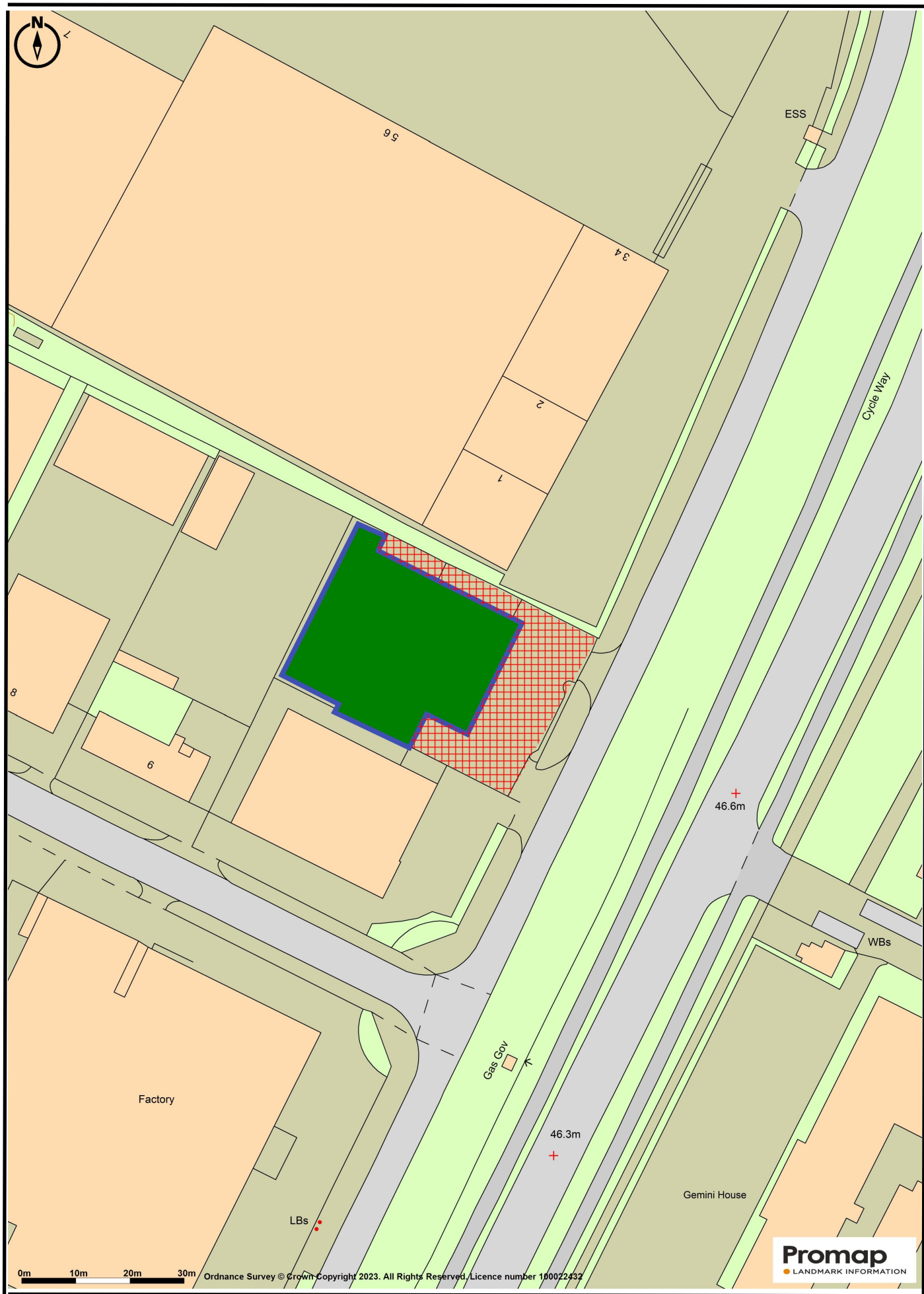
Unit 4 36 B

WEBSITE

Photography and further information is available at bulleys.co.uk/4stourportrd

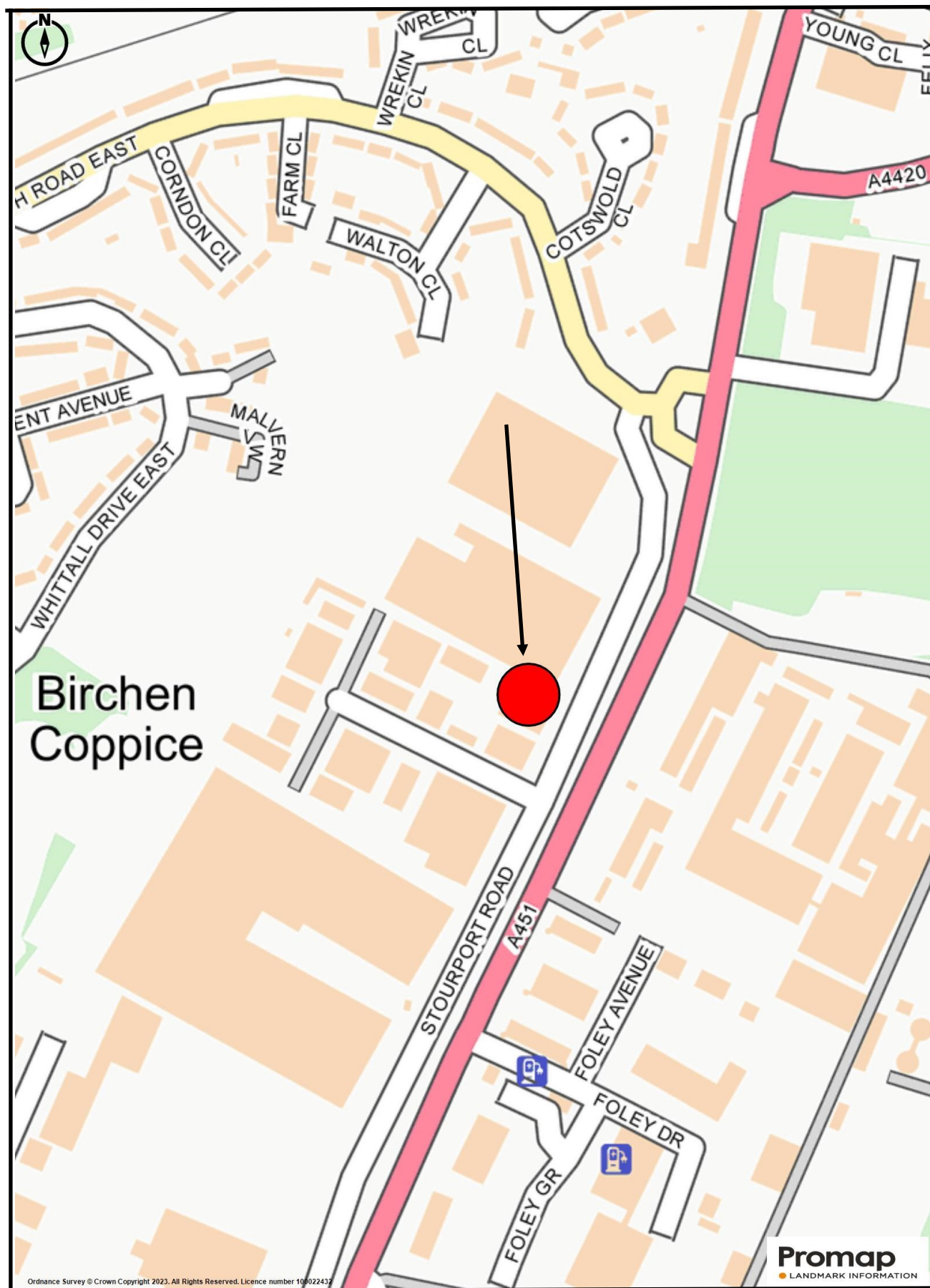
VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 0121 544 2121.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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