

# TO LET

Leasehold

Ground Floor Office Suite

995 sq ft (91 sq m)



**Suite A, Ground Floor, 26 Church Street**  
Kidderminster, DY10 2AR





# SUITE A, GROUND FLOOR, 26 CHURCH STREET



**Suite A, Ground Floor 26 Church Street,  
Kidderminster, DY10 2AR**



## **Ground Floor Office suite with parking**

- 995 sq ft (91 sq m)
- Well presented modern open plan office
- Air conditioning and trunk cabling
- Excellent Natural Light
- Prime Location in Kidderminster Town Centre
- Lift Access
- 2 parking spaces available
- Additional local parking - annual passes £353 or pay and display
- Available Now



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[fishergerman.co.uk](http://fishergerman.co.uk)

**Alternatively please contact our joint agents:**

**Doolittle & Dalley.**

CELEBRATING 125 YEARS

**Contact: John Andrews**

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# Ground floor office suite

## Location

Church Street is an established office and professional location in Kidderminster Town Centre where neighbouring occupiers include HSBC bank, various solicitors, financial advisors, design and IT companies.

It is in close proximity to Weavers Wharf Shopping Park and Crossley Retail Park, which are currently home to M & S, Next, Debenhams, Pizza Hut, Sainsburys and The Range.

## Description

The property comprises a four storey office building with a private car park to the rear.

The well presented suite is situated on the ground floor with access to its own private kitchenette, a communal reception area and w/c and lift access.

The suite is presented to a high standard and has excellent natural light.

There are 2 parking spaces available which is accessed off Orchard Street to the rear of the premises.

Pay and display parking is available within 150m of the property. Annual passes can be obtained from £353 per annum.

## Accommodation

Description	Sq M	Sq Ft
Suite A	91	995

## Tenure

The property is available to let by way of a new Internal repairing and insuring lease for a term of years to be negotiated.

## Guide Rental

£9,000 per annum exclusive to be paid quarterly in advance.

## Service Charge

A service charge is payable in respect of the upkeep of the common parts. Currently budgeted at £2,000 per annum.

## Insurance

The Landlord insures the property and recovers the cost from the Tenant.

## Business Rates

Rateable Value £7,100  
Rates Payable £3,486.10\*

\*The incoming Tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

2019/2020 Rates Payable 49.1p in the £

## Services

We understand that mains services are available to the property, namely mains water, gas, electricity and mains drainage.

## Legal Costs

Tenant to pay contribution towards Landlord costs of £750 + VAT.

## References/Deposit

The successful Tenant will need to provide a satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

## Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

## EPC

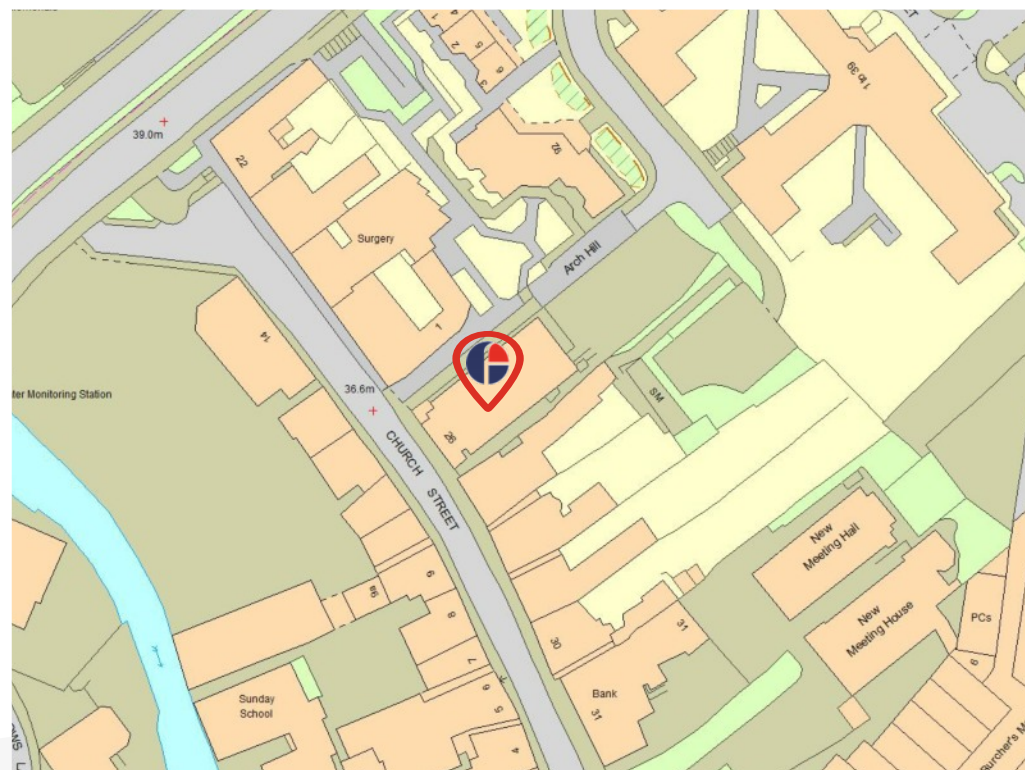
Energy Performance Rating B.

## VAT

VAT is not chargeable in respect of this transaction.

## Viewings

By prior arrangement with Fisher German or the joint Agents, Doolittle & Dalley.



Licence Number 100022432 - Not to scale



# SUITE A, GROUND FLOOR, 26 CHURCH STREET



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## Approximate Travel Distances

## Locations

- Juno 4 of the M5 10.8 miles
- Worcester 14.6 miles
- Birmingham 17.9 miles

## Sat Nav Post Code

- DY10 2AR

## Nearest Stations

- Comberton Road 1.4 miles

## Nearest Airports

- Birmingham Int 32 miles



**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.