



JOHNSON FELLOWS

CHARTERED SURVEYORS

Kidderminster, Stourbridge Road, DY10 2UL

Former Broadwater's Inn – New Retail Development



LOCATION

The subject property is situated in a prominent position on the corner of A449 Stourbridge Road and Chapel Hill. The property lies to the north of Kidderminster town centre by approximately 2 miles along the A451.

DESCRIPTION

The property currently consists of a two storey former public house known as The Broadwater's Inn. The proposal is to convert the existing buildings into a ground floor convenience store with dedicated parking. The first floor of the development will be converted to residential flats to be let separately.

ACCOMMODATION

Proposed Ground Floor Sales	398.31 sq m	4,288 sq ft
Rear Ancillary Storage	99.49 sq m	1,071 sq ft

LEASE

The property will be available by way of a new lease for a term of years to be agreed.

RENT

Offers are invited.

RATES

We are advised by the Valuation Office Agency that the property has the following rating information: -

Rateable Value: £6,600

The premises will be reassessed following completion of the proposed development.

EPC RATING

D76

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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