

Mercian House 18 Coventry Street Kidderminster DY10 2BG

FOR SALE

**Freehold Retail Investment with
Residential Development Potential**
(Subject to Planning)

Guide Price: £325,000



LOCATION: The premises lie within Kidderminster town centre and are situated close to the junction of Coventry Street and Waterloo Street. The property forms part of an established retail shopping parade where nearby occupiers include Papa Johns, Subway and The Kidderminster Medical Centre. The town centre includes shopping centres such as Weavers Wharf, The Swan Centre and Rowland Hill Shopping Centre, where numerous national and local operators are represented.

DESCRIPTION: The property comprises a retail unit with accommodation over ground, lower ground and first floor with a large overgrown garden to the rear. The property benefits from a capability to be developed further subject to securing statutory consents.

ACCOMMODATION: Approximate internal dimensions and areas are detailed below:

Retail Store	50.9 sq. m	(548 sq. ft.)
Store Room	6.8 sq. m	(73 sq. ft.)
Kitchenette and W.C.		
NIA of Remaining Space	147.9 sq. m	(1,527 sq. ft.)

TENURE: Lease – the retail unit is let to an individual by way of a 3 year FRI lease at an annual rent of £7,920pa.

RATING ASSESSMENT: The retail premises are currently listed with Wyre Forest District Council and have a Rateable Value of £8,600. Business Rates Payable are - £4,042pa. Interested parties are advised to make their own enquiries directly with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE: The property has a rating of 56 (Band C). A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in the transaction.

REFERENCES: The successful applicant will have to provide proof of funding before the property is placed Under Offer.

VAT: All figures are quoted exclusive of VAT which may be charged at the prevailing rate.

MONEY LAUNDERING: In accordance with anti-money laundering regulations, two forms of identification and the source of funding will be required from the successful applicant.

VIEWINGS: Strictly by prior appointment through Selling Agent Andrew Grant Commercial on 01527 889449.

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485 Birmingham Road,
Bromsgrove, B61 0HZ

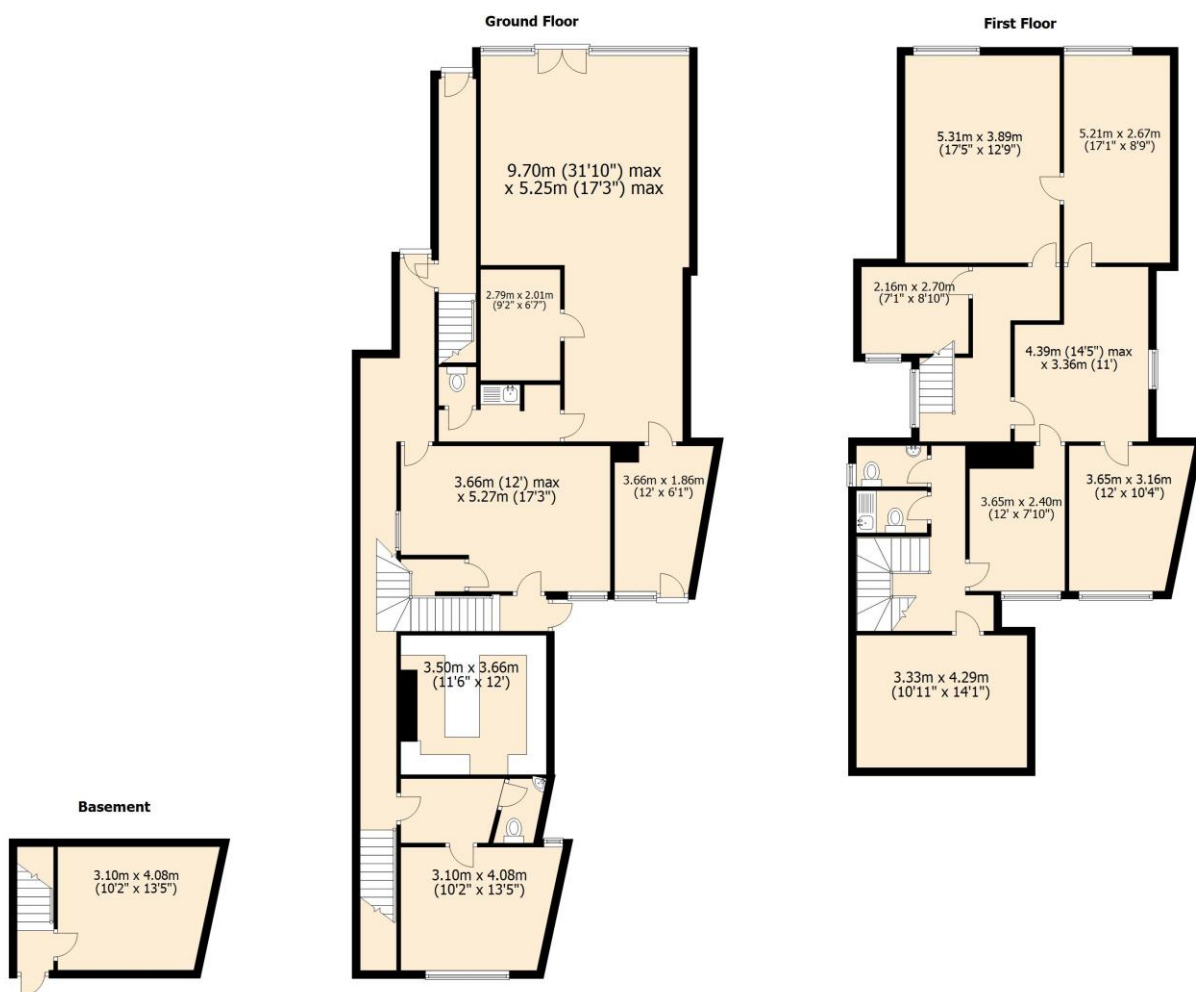
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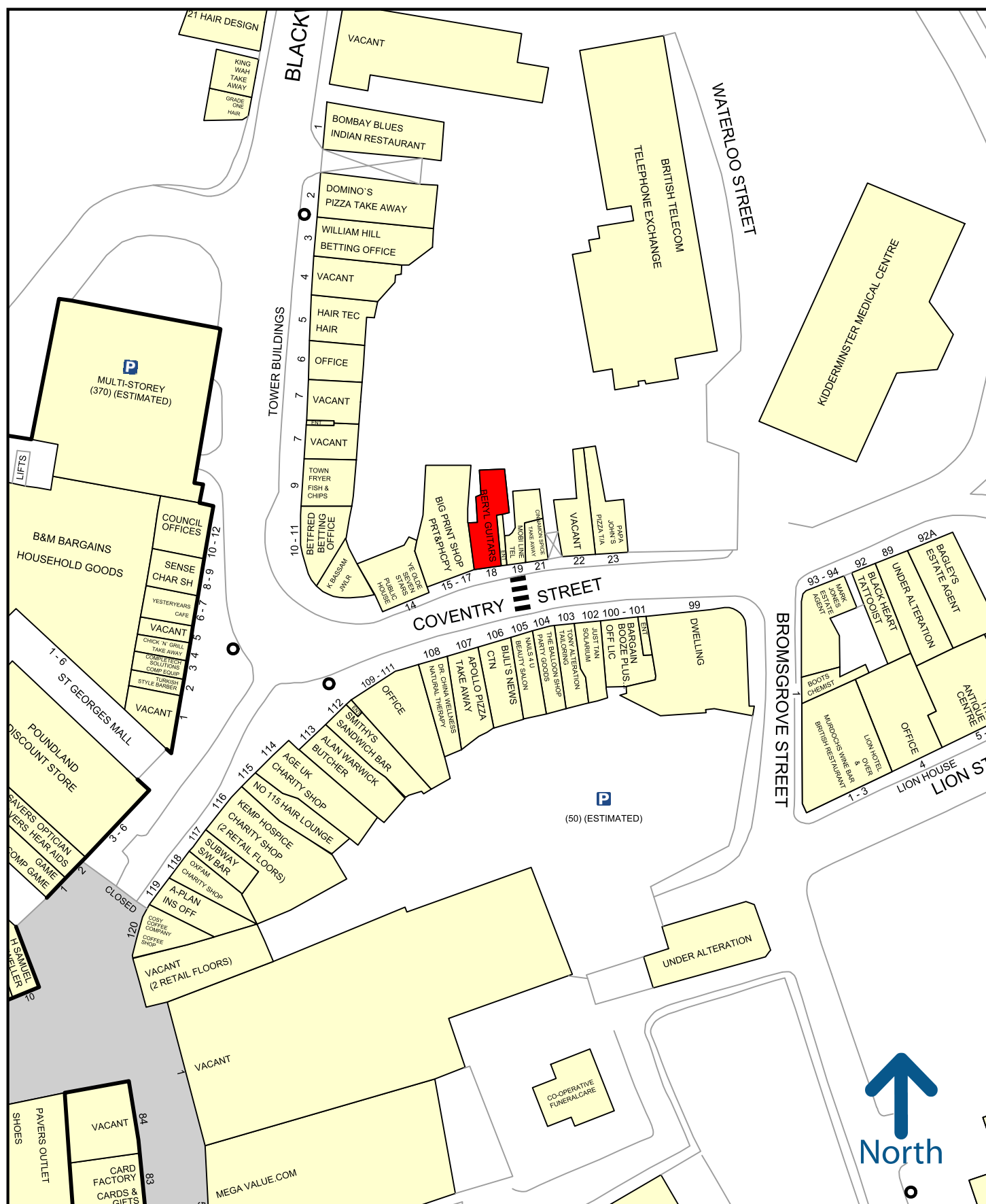


Andrew Grant Commercial



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Experian Goad Plan Created: 12/12/2018

Created By: Andrew Grant



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