



TO LET

RENT - £20,000 per annum
(Exclusive)

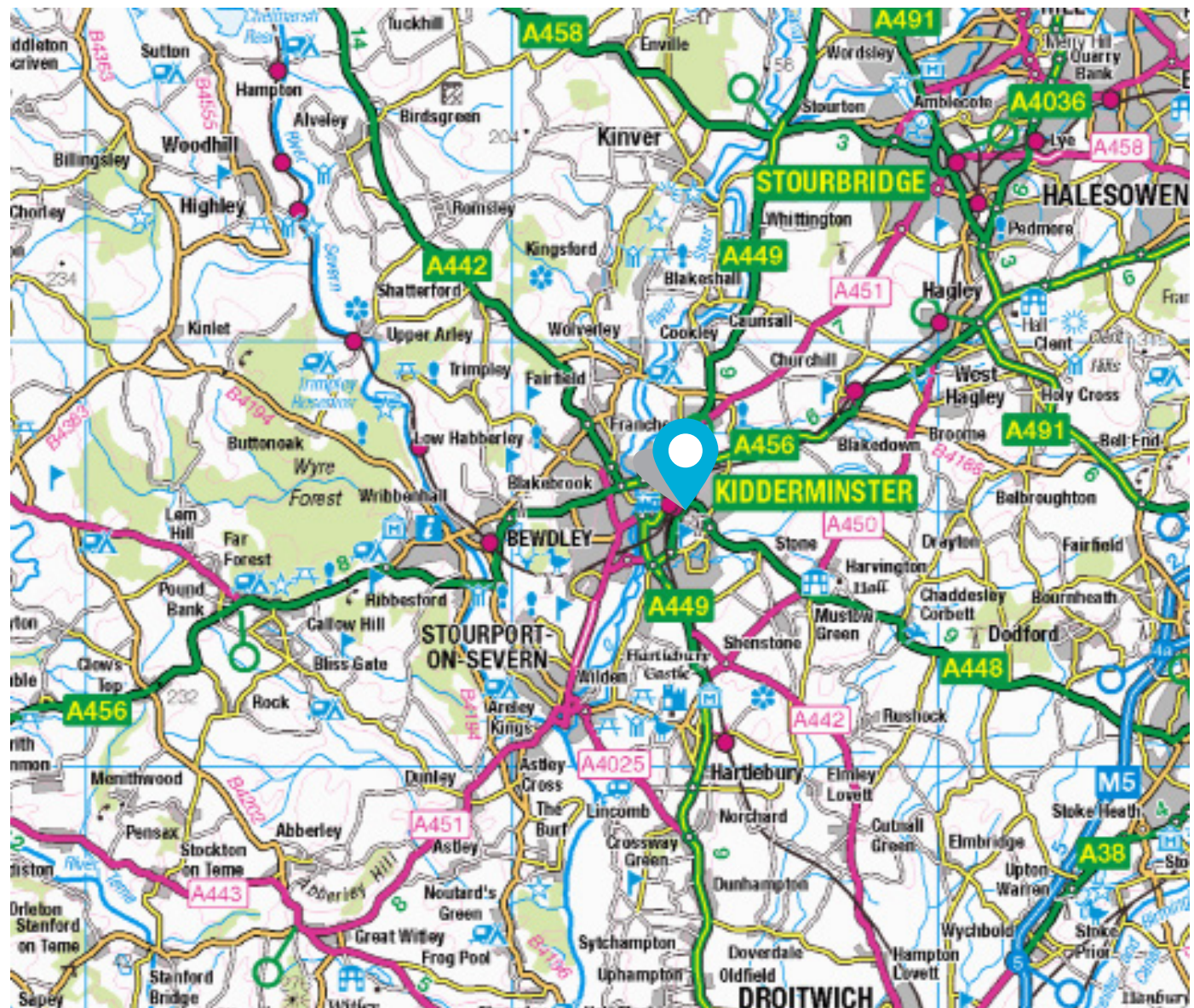
Kopernicus House, Worcester Road, Kidderminster, DY10 1JR
PROMINENTLY LOCATED SHOWROOM/TRADE COUNTER PREMISES, SUITABLE FOR A
VARIETY OF USES

- Total Gross Internal Floor Area 2,918 sq ft (271.06 m sq) including First Floor Stores Area
- Total Ground Floor Internal Area 2,126 sq ft (197.51 m sq)
- Prominent roadside frontage onto Worcester Road
- Forecourt for car parking/car sales pitch

The property occupies a prominent roadside location fronting onto Worcester Road with nearby occupiers including Howdens, Formula One Auto Centre, Wolsley, Ford car dealership and Harlow Timber Centre.

The property is located approximately one mile from Kidderminster town centre and the town of Stourport is approximately 2 miles to the south.

Kidderminster is located approximately 11 miles from Junction 5 of the M5 motorway.





DESCRIPTION

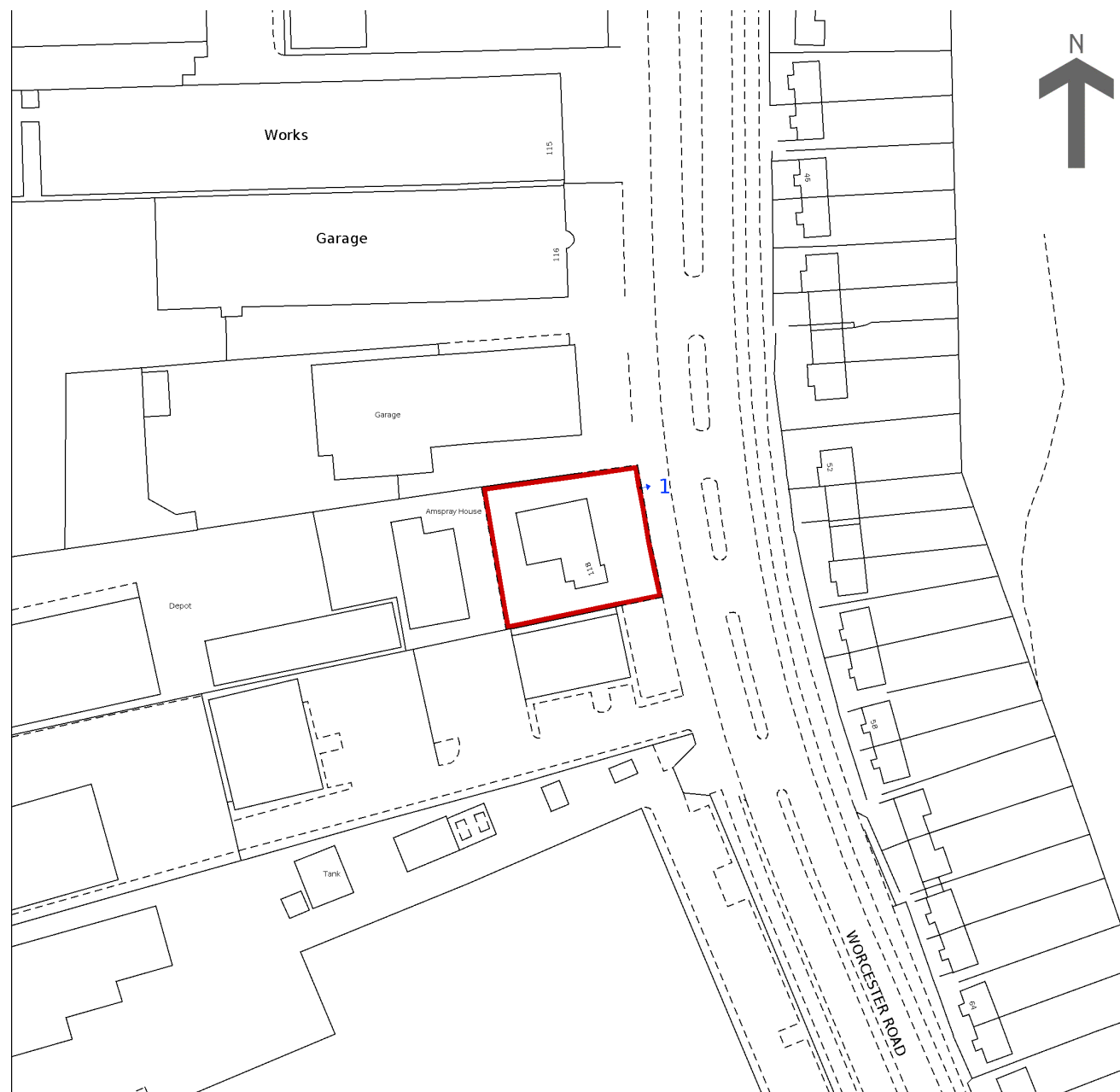
The property comprises a detached part two storey part single storey showroom/trade counter the rear. The property is arranged to provide a ground floor showroom with a Total Gross Internal Floor Area of approximately 2,126 sq ft (197.51 m sq).

There is a first floor area providing a Total Gross Internal Floor Area of approximately 792 sq ft (73.59 m sq). There is access directly off Worcester Road and a car parking forecourt area at the front.

ACCOMMODATION

(All measurements approximate and on a Gross Internal Floor Area basis.)

| | sq ft | m sq |
|------------------------|-------|--------|
| GROUND FLOOR | | |
| Showroom/Trade Counter | 2126 | 197.51 |
| FIRST FLOOR | 792 | 73.5 |
| TOTAL | 2,918 | 271.06 |



PLANNING

(Prospective tenants should make their own enquiries.)

It is understood that the premises benefit from A1 (Retail) planning consents. The property would lend themselves to a variety of showroom/trade counter uses, subject to statutory consents.

RATEABLE VALUE

We have made non-verbal enquiries to the local charging authority and we have been advised as follows:

Rateable Value 2019/2020 £18,478

Rates Payable 2019/2020 £9,313

TENURE

The property is available to let by way of a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation, subject to rent reviews at 5 yearly intervals. The premises are available for occupation from April 2020.

RENT

£20,000 (Twenty thousand pounds) per annum (Exclusive) to be paid quarterly in advance by standing order

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in respect of granting the lease.

SERVICES

(No services were tested at the time of our inspection)

We understand all mains services are available at the property.

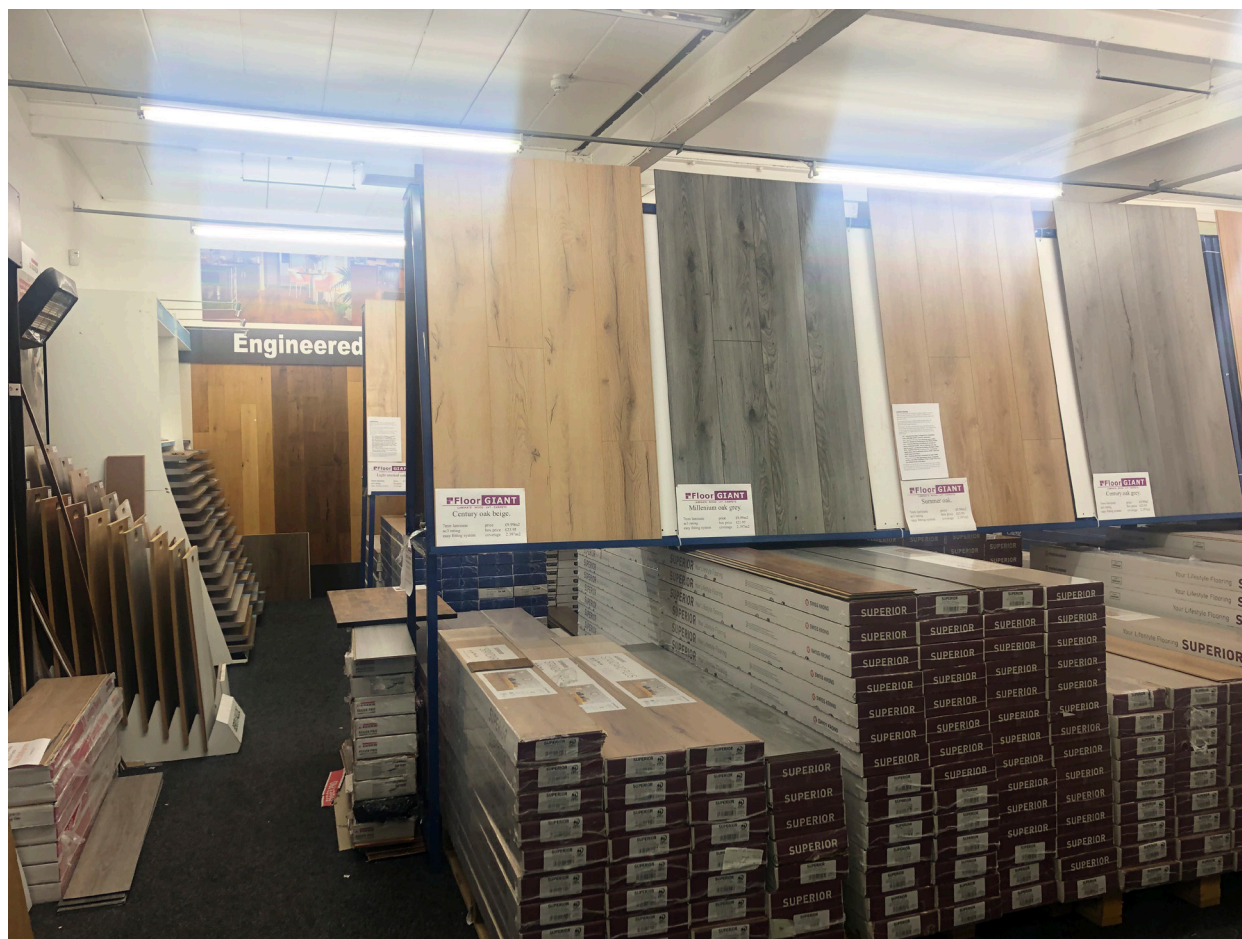
EPC

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TO LET

SHOWROOM/TRADE COUNTER

Kopernicus House, Worcester Road, Kidderminster, DY10 1JR



LOCAL AUTHORITY

Wye Forest District Council, Wyre Forest House, Fine Point Way, Kidderminster DY11 7WF

Tel: 01562 732928

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. The property is understood to be elected for VAT.

VIEWING

Strictly by prior arrangement with the sole letting agent. For more information or to arrange a viewing, please contact :

James Evans 07792 222 028

E: james.evans@halls.gb.com

Sarah Davies

E: sarahd@halls.gb.com

Lucy Wilde

E: lucyw@halls.gb.com



01743 450 700/01562 820880

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