

# TO LET (CONFIDENTIALLY AVAILABLE) Retail Showroom

rapleys.com  
0370 777 6292

Unit L & M, Crossley Retail Park, Carpet Traders  
Way, Kidderminster DY11 6DY

CONTACT **Jonathan Jones**  
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**Alfred Bartlett**  
07738 090760 | alfred.bartlett@rapleys.com

**STRICTLY CONFIDENTIAL**



Adjacent to the busy Crossley  
Retail Park

Good visibility to St Mary's  
Ringway

D2 planning consent but would  
suit A1, A3 and A5 uses, subject  
to planning

440.72 sq m (4,738 sq ft)

Nearby occupiers include  
**Sainsbury's, Currys PC World,  
Halfords, Costa Coffee and The  
Range**

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### Location

Kidderminster is an affluent town 17 miles south west of Birmingham city centre and 13 miles north of Worcester. By road, Kidderminster is located on the A456 and the A442, just 7 miles east of the M5/M42 intersection. Junction 3 of the M5 is approximately 10 miles north east of the town and provides easy access to the national motorway network.

The subject property is prominently located at the entrance to Crossley Retail Park and Weavers Wharf Retail Park with prominence to the busy St Mary's Ringway and approximately 0.25 mile north of the town centre.

### Description

The property comprises a modern single storey steel framed and insulated clad building glazed entrance behind forecourt parking providing 17 car parking spaces.

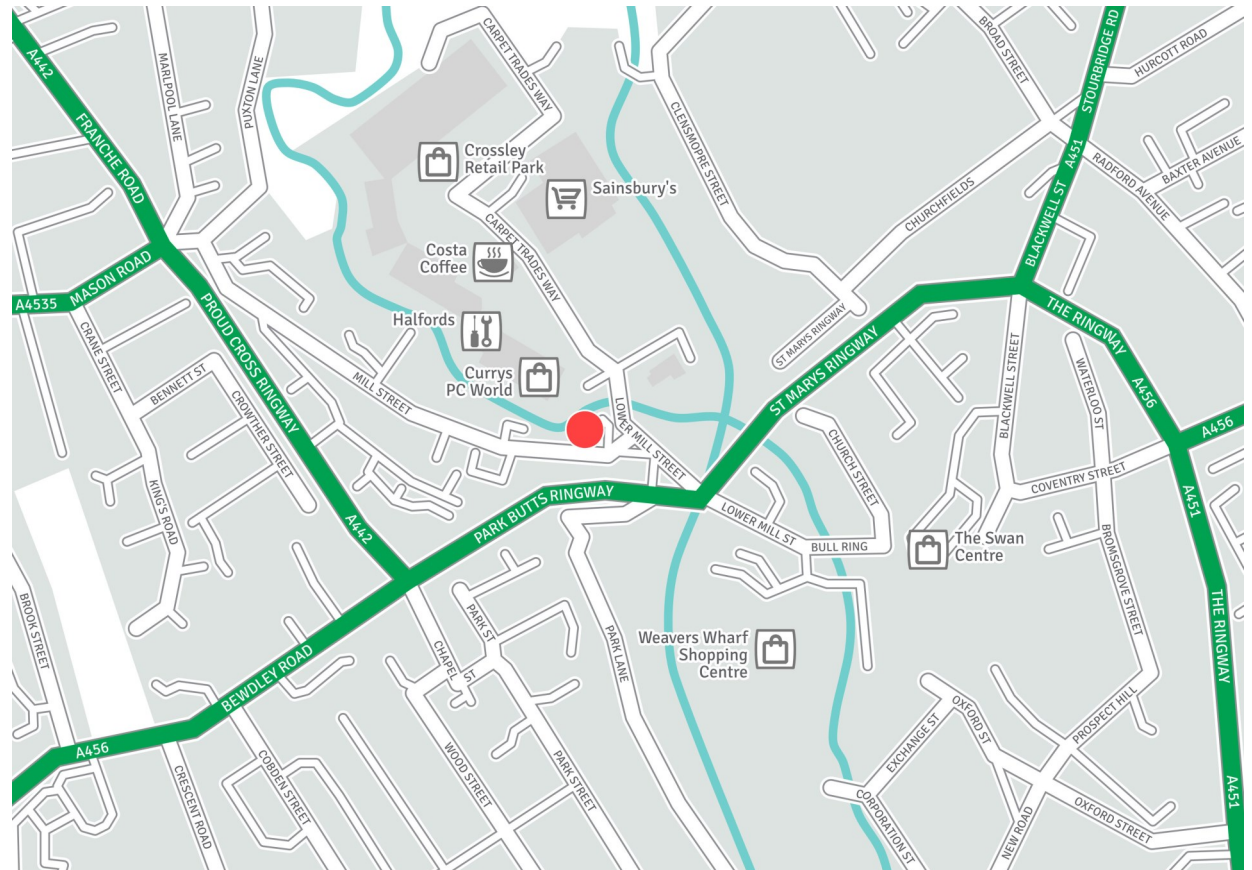
The property currently benefits from D2 use but would suit A1, A3 and A5 uses, subject to planning.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Upper ground	417.52	4,494
Lower ground	22.72	244
<b>Total</b>	<b>440.72</b>	<b>4,738</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Leasehold.

### Terms

The above property is available by way of a new lease for a term to be agreed.

### Rating

We are advised that the Rateable Value for the property is £56,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: E.

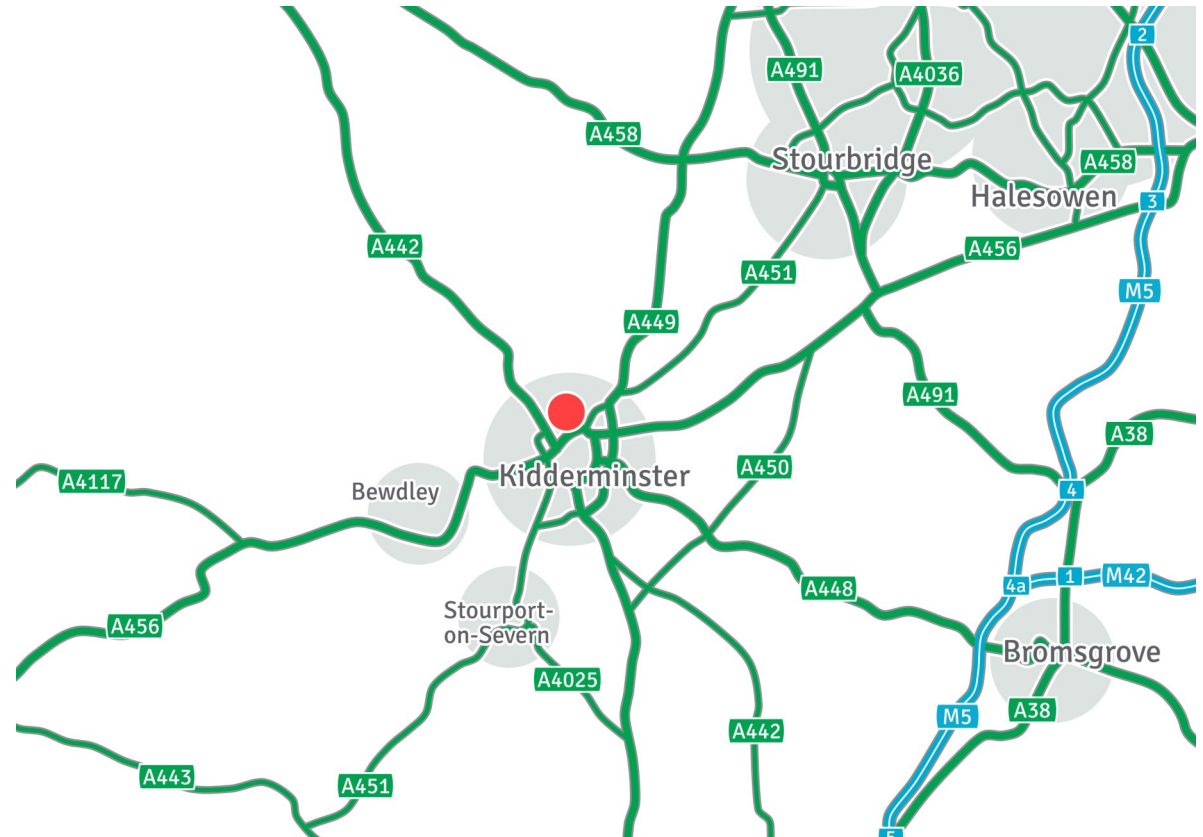
### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the sole agent.

**This unit is confidentially available and therefore staff are unaware and must not be approached.**



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