

To Let

GJS | Dillon

The Commercial Property Consultants



58 Oxford Street, Kidderminster DY10 1BJ

Prominently Positioned Retail Premises

- Guide Rent of £9,100 per annum / £175 per week
- 732 sq ft (68 sq m) NIA
- Town centre retail premises
- Prominent frontage to Oxford Street
- Ground floor retail and office area
- First floor offices

Viewing and further information: call us on **01527 872525**
www.GJSdillon.co.uk

To Let

58 Oxford Street, Kidderminster DY10 1BJ

Location

The property is situated on Oxford Street within Kidderminster, the West Midlands. Kidderminster lies 16 miles to the west of Birmingham city centre, 13 1/2 miles north of Worcester and nine miles North West of Bromsgrove. At the 2011 census, Kidderminster had a population of 55,530. The city is well connected with a direct mainline to both Birmingham and Worcester stations. Kidderminster lies 8 1/2 miles to the west of Junction 4 of the M5 motorway, which is accessed via the A456 & A491, via Hagley. The town also lies on the A449 which provides a direct link south to Worcester & Junction 6 of the M5 motorway and north into Kingswinford and Wolverhampton.

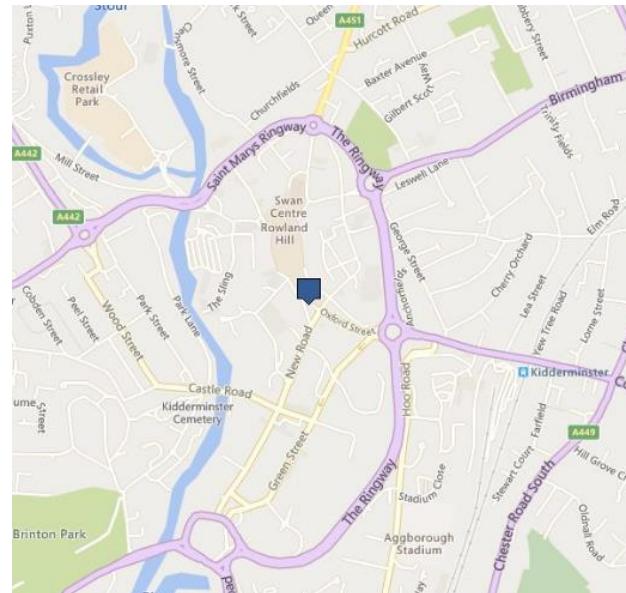
Description

The property is situated midway along Oxford Street, on the southern fringe of Kidderminster town centre. The property offers a retail / office area over the ground floor, which also provides a prominent frontage to Oxford Street. Also, at ground floor level is a rear kitchen and WC facilities, along with a small yard area. Over the first floor there is further accommodation set within three different rooms.

Ground Floor	393 sq ft	37 sq m
First Floor	339 sq ft	31 sq m
Total	732 sq ft	68 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.



Guide Rental
£9,100 per annum
£175 per week

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £5,900

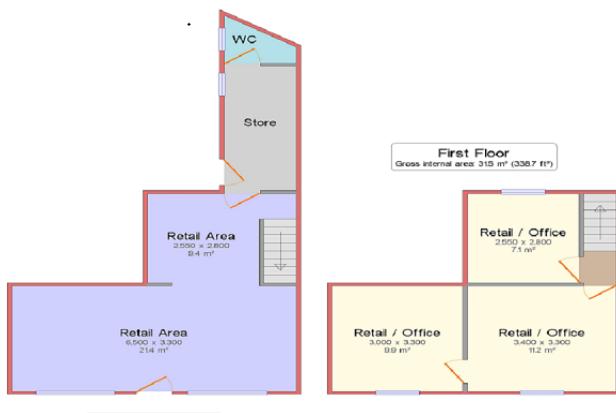
The property qualifies for full small business rates relief.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

EPC

The property has an EPC Rating of C.



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 in situ and gratis upon completion. 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.

Viewing and further information:
call 01527 872 525

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

RICS

EC
MOST ACTIVE
DEALMAKER
3 YEARS RUNNING