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华医堂

108

Dr. China Wellness



Tel: 01562 227 280

Traditional Chinese Medicine • Acupuncture • Massage • Herbal Remedy

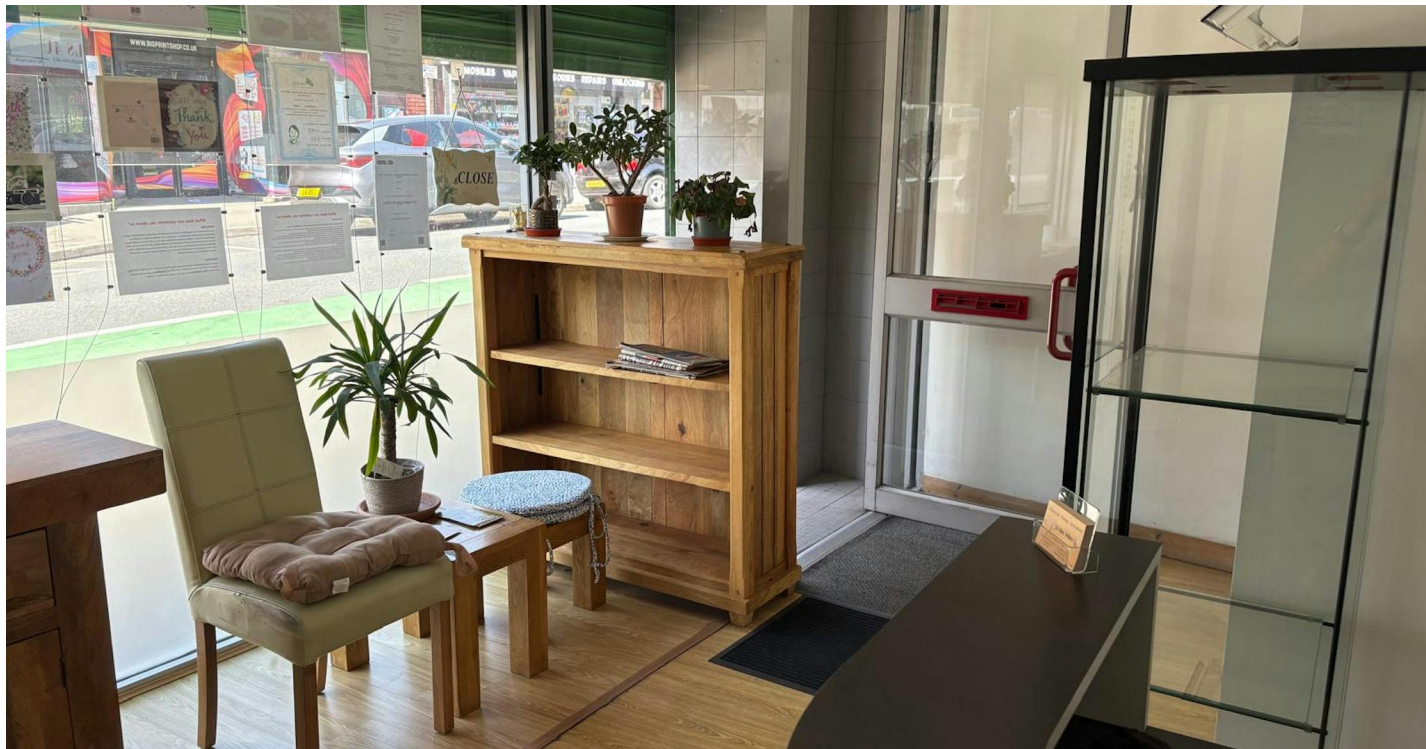
108 COVENTRY STREET, KIDDERMINSTER, DY10 2BH

1,200 SQ FT (111.48 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Prominent Town Centre Freehold Premises

- Central location
 - Well fitted out space suitable for consulting, wellness, beauty etc
 - Available freehold
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DESCRIPTION

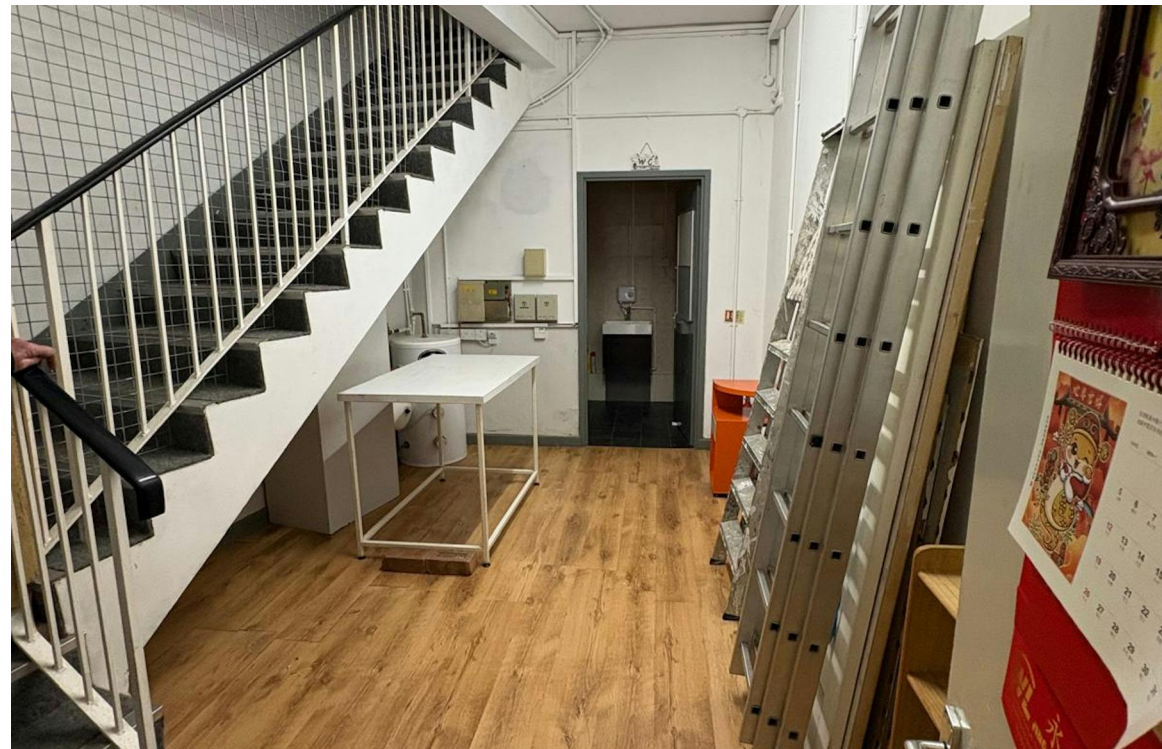
The property comprises a substantial two-storey mid-terraced building arranged over ground and first floors.

At ground floor level, the accommodation has been fitted out and operated as a clinic or treatment facility, incorporating three individual treatment rooms, a sizeable reception and waiting area, a patient WC, and a generous rear section suitable for storage or ancillary purposes.

The frontage benefits from an electric security screen, providing enhanced security outside of trading hours along with large glazed frontage and pedestrian access.

The first floor provides further versatile accommodation arranged as four rooms, a kitchenette, a WC with shower and wash basin, and a large storage cupboard - well-suited for continued professional use, office purposes, or conversion subject to any necessary consents.

The property is offered for sale with vacant possession and would suit a range of owner-occupiers or investors seeking a well-proportioned town centre building with the flexibility to adapt the layout to suit specific requirements.

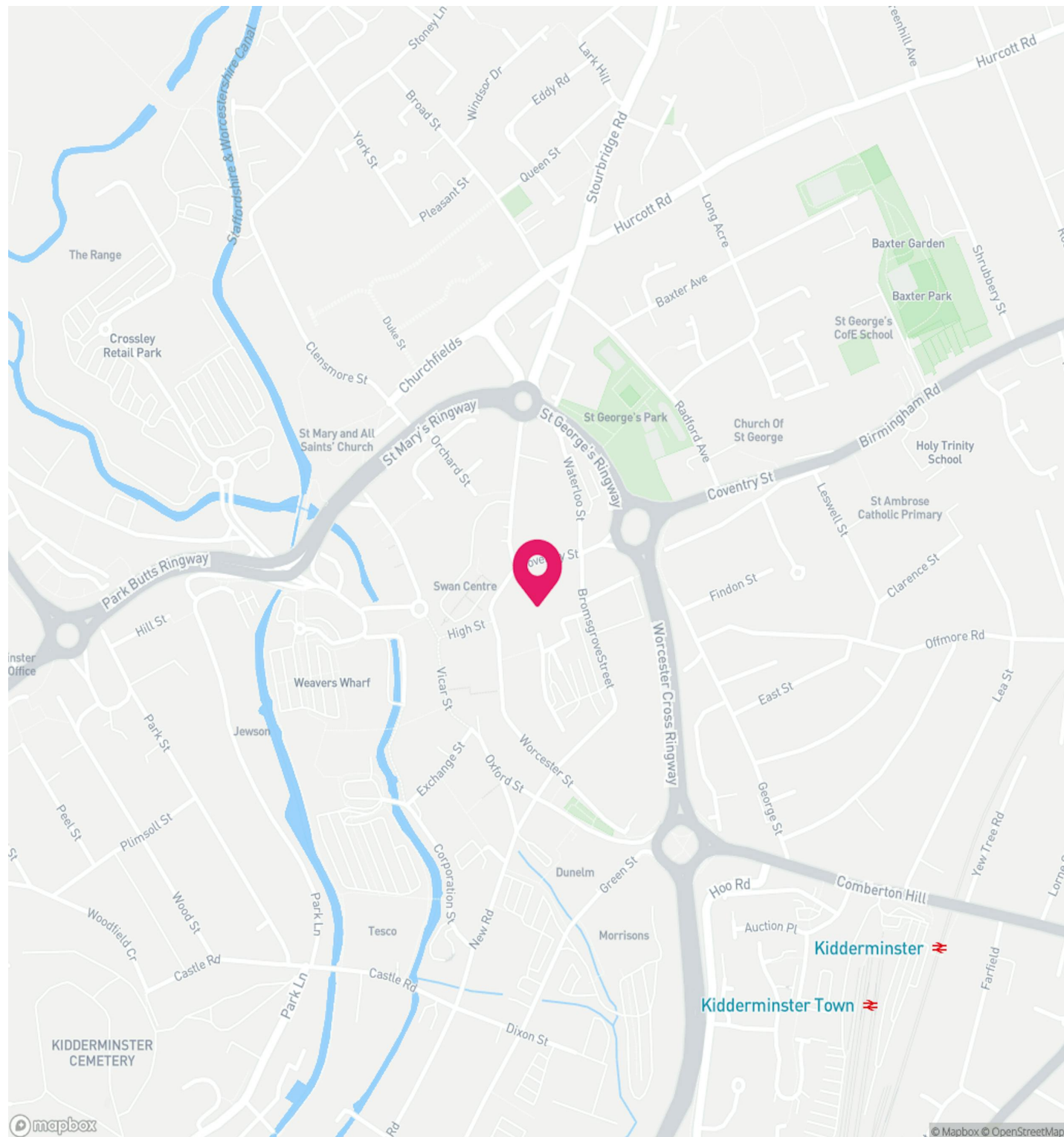


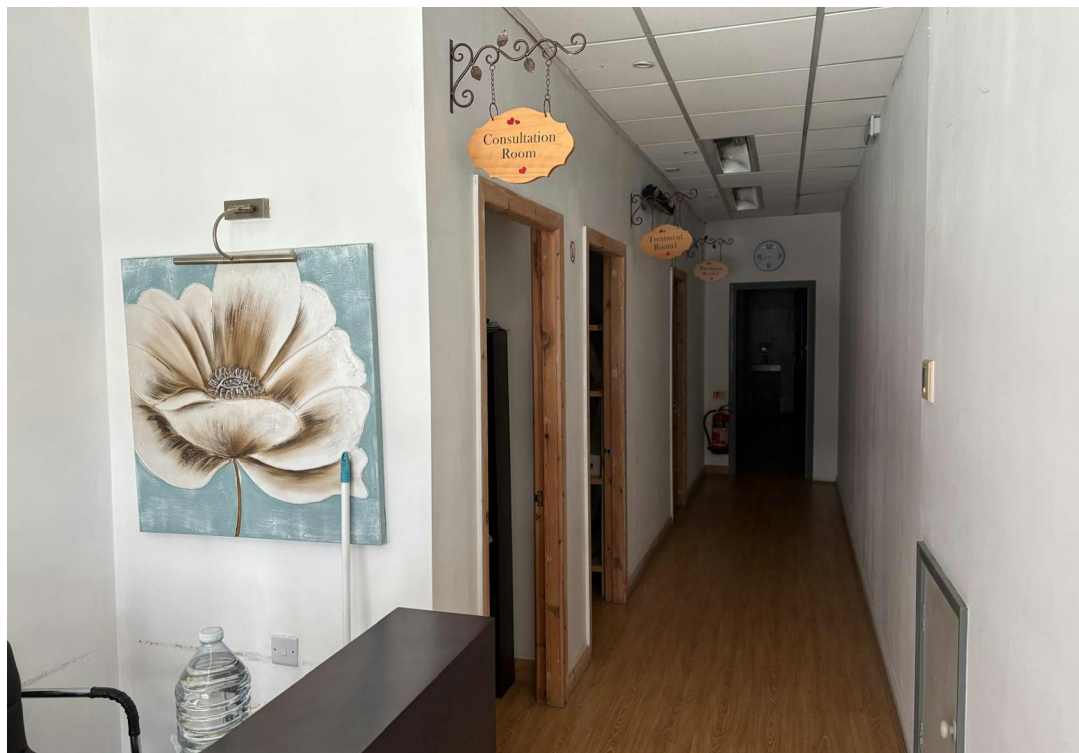
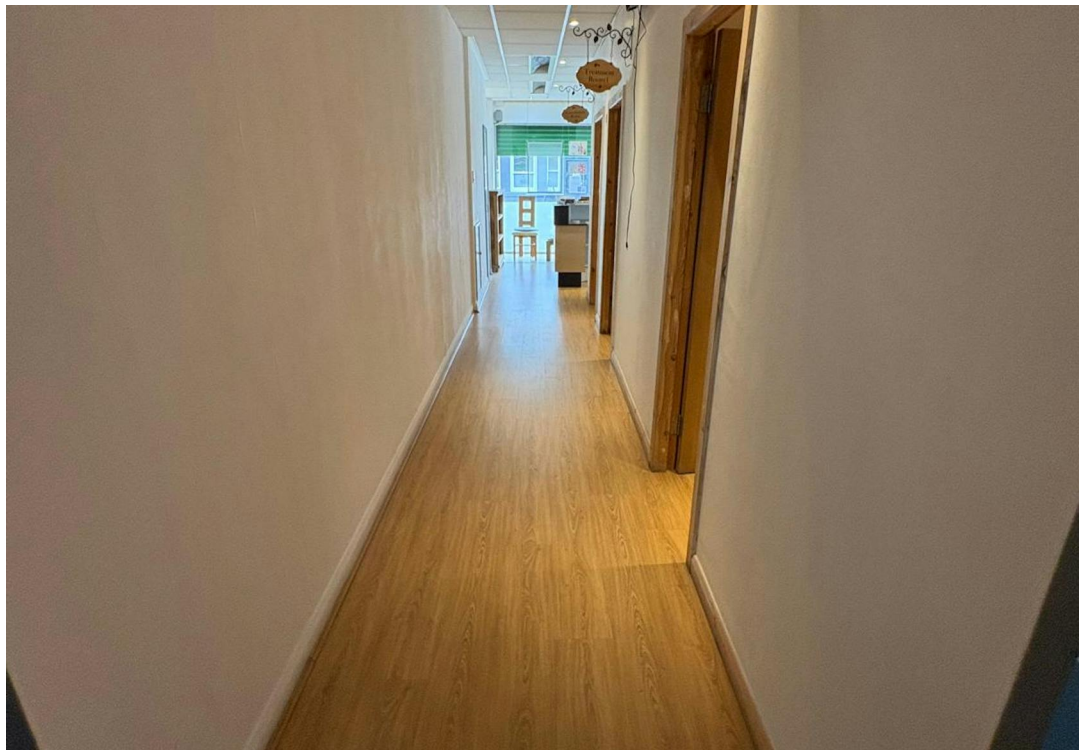
LOCATION

108 Coventry Street occupies a prominent position within Kidderminster town centre, situated on one of the principal arterial routes serving the town.

By road, Junction 3 of the M5 motorway at Halesowen is approximately 10 miles to the east, providing direct access to Birmingham city centre (approximately 17 miles) and the wider West Midlands conurbation. Stourbridge lies approximately 8 miles to the east, Bromsgrove approximately 11 miles to the south-east, and Worcester approximately 16 miles to the south. The Black Country is readily accessible via the A456 and A491 corridors.

Kidderminster railway station is within comfortable walking distance of the property and provides regular direct services on the Chiltern Main Line to Birmingham Snow Hill (journey time approximately 40 minutes), Birmingham Moor Street, and Stourbridge Junction, with onward connections to the wider national rail network. The station also serves as the northern terminus of the Severn Valley Railway. Local bus services operate from Kidderminster Bus Station, which is similarly close by and provides routes throughout the Wyre Forest district.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	675	62.71	Available
1st - Retail	525	48.77	Available
Total	1,200	111.48	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

PRICE

Price Upon Application

SERVICE CHARGE

n/a

RATEABLE VALUE

£11,250. We understand the property will be eligible for Small Business Rates Relief, subject to requirements

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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