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92 COVENTRY STREET, KIDDERMINSTER, DY10 2BH

1,500 SQ FT (139.35 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Retail Premises in the Heart of
Kidderminster Town Centre

- Ideal for a Variety of Retail Uses
- Kitchenette
- Town Centre Location
- Ground Floor Lock Up Retail Premises
- Open Plan Layout



DESCRIPTION

The property comprises a ground floor retail premises providing a large open plan retail area at the front and three separate treatment rooms to the rear which can easily be converted to suit new tenants' requirements.

The property is entered off the main Coventry Street area of the town centre, and benefits from tiles floors with a combination of wallpaper and wood paneling to the walls.

Room 2, sized 6.40 square metres, is half tiled and has a small sink in situ with cupboards on the side wall.

Room 3, approx. 10 square metres in size, is carpeted with a mixture of wood, tiles and wallpaper decorated walls.

There is a small kitchen/recreation room between rooms 2 and 3 and a WC to the RH of the passageway that leads from room 1 at the front to room 3 at the rear.

The property is ideally suited for hairdressers, aesthetics use, beauty/nail treatments, and tattoo studio but could be used for other business operations subject to planning.



LOCATION

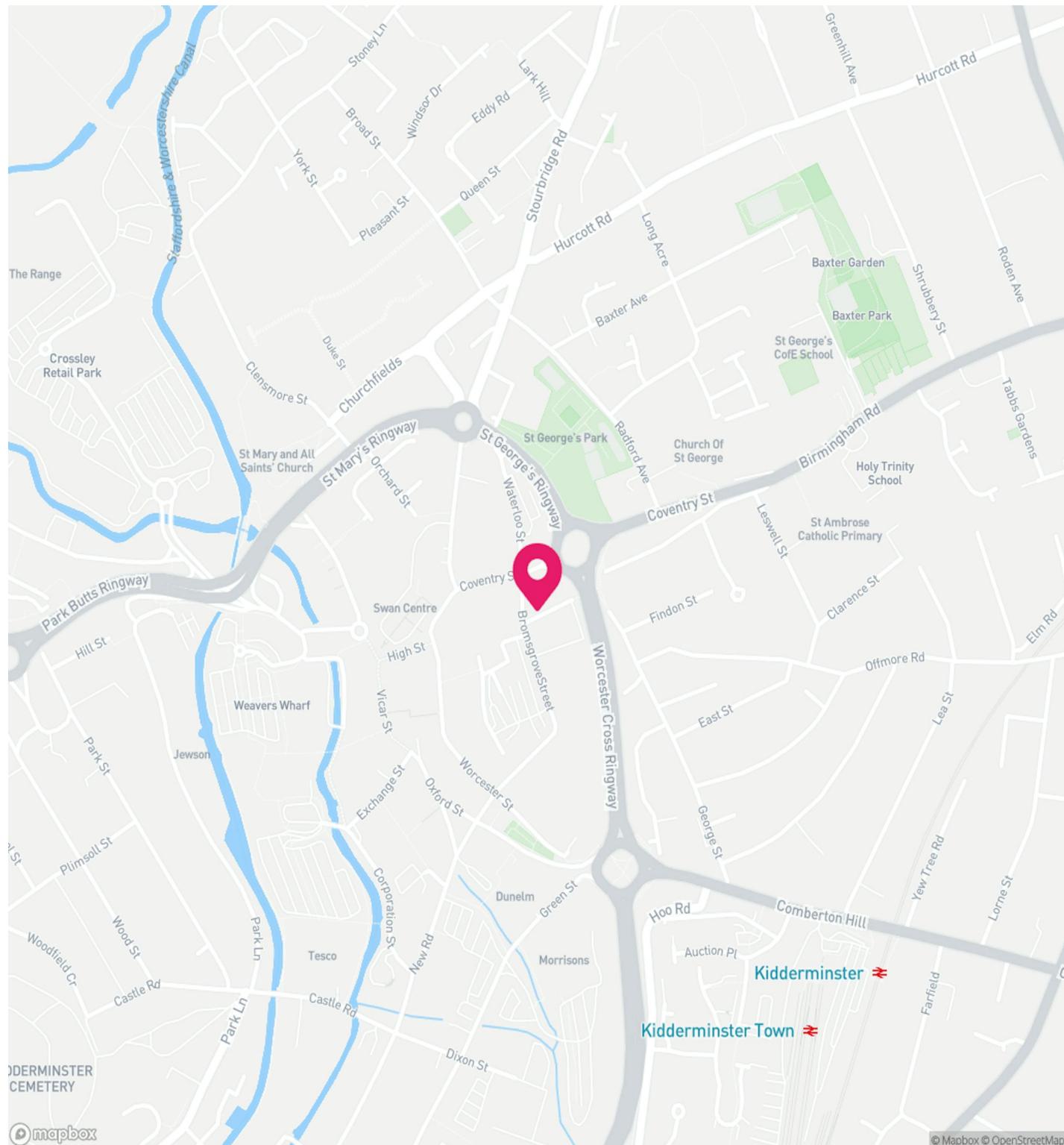
The property is situated fronting Coventry Street, Kidderminster.

Kidderminster is well connected to major road networks, with the A456 providing direct routes to Birmingham (approximately 17 miles to the northeast) and Worcester (around 15 miles to the southwest).

The M5 motorway (Junction 3) is approximately 10 miles away, offering access to the wider national motorway network, including the M42 and M6.

Public transport connections are strong, with Kidderminster Railway Station less than a mile away, offering frequent services to Birmingham Snow Hill (approx. 40 minutes) and Worcester (approx. 20 minutes). The station also provides connections to London via Birmingham Moor Street. Local bus services run regularly, linking Coventry Street to surrounding areas and further afield.

Kidderminster is a well-established commercial hub, benefiting from a mix of national and independent retailers, leisure operators, and office occupiers, with Coventry Street itself being a busy location, positioned close to the town's main shopping districts and amenities.





BUSINESS RATES

The property would qualify to small business rates relief subject to tenants eligibility.

UTILITIES

Connected to main services

LEGAL FEES

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

PLANNING USE

Use Class E

RENT

£12,000 per annum

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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