

OFFICE, RETAIL | TO LET

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36 WORCESTER STREET, KIDDERMINSTER, DY10 1EW

596 SQ FT (55.37 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Retail/ Office Space in Heart of Kidderminster Town Centre

- Open Plan Space
 - Additional Storage to the Rear
 - Suspended Ceiling
 - Fluorescent Lighting
 - Private Car Park
 - WC/ Kitchenette Facilities
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DESCRIPTION

This ground floor property offers flexible accommodation suitable for either retail or office use, ideally located in the heart of Kidderminster Town Centre.

Accessed via a main entrance and internal corridor fronting Worcester Street, the premises provide a practical and well presented layout across two principal rooms with additional storage to the rear.

At the front of the property, Room 1 comprises approximately 282 sq ft of rectangular open-plan space, featuring full-height windows overlooking Worcester Street, complete with internal security grills. The room benefits from laminate wood flooring, a suspended ceiling with fluorescent lighting, three wall-mounted radiators, and an abundance of power points along all internal walls.

To the rear, Room 2 offers a further 250 sq ft in an L-shaped configuration. This space includes a rear window with security grill, two wall-mounted radiators, ample power points, and fitted carpeting. A back door provides direct access to a private car park situated directly behind the property.

Leading off Room 2 is a small internal lobby (29.5 sq ft), giving access to a WC/kitchenette area (35 sq ft) to the right and a generously sized storage cupboard to the left. We believe Gas and electric services are connected.



LOCATION

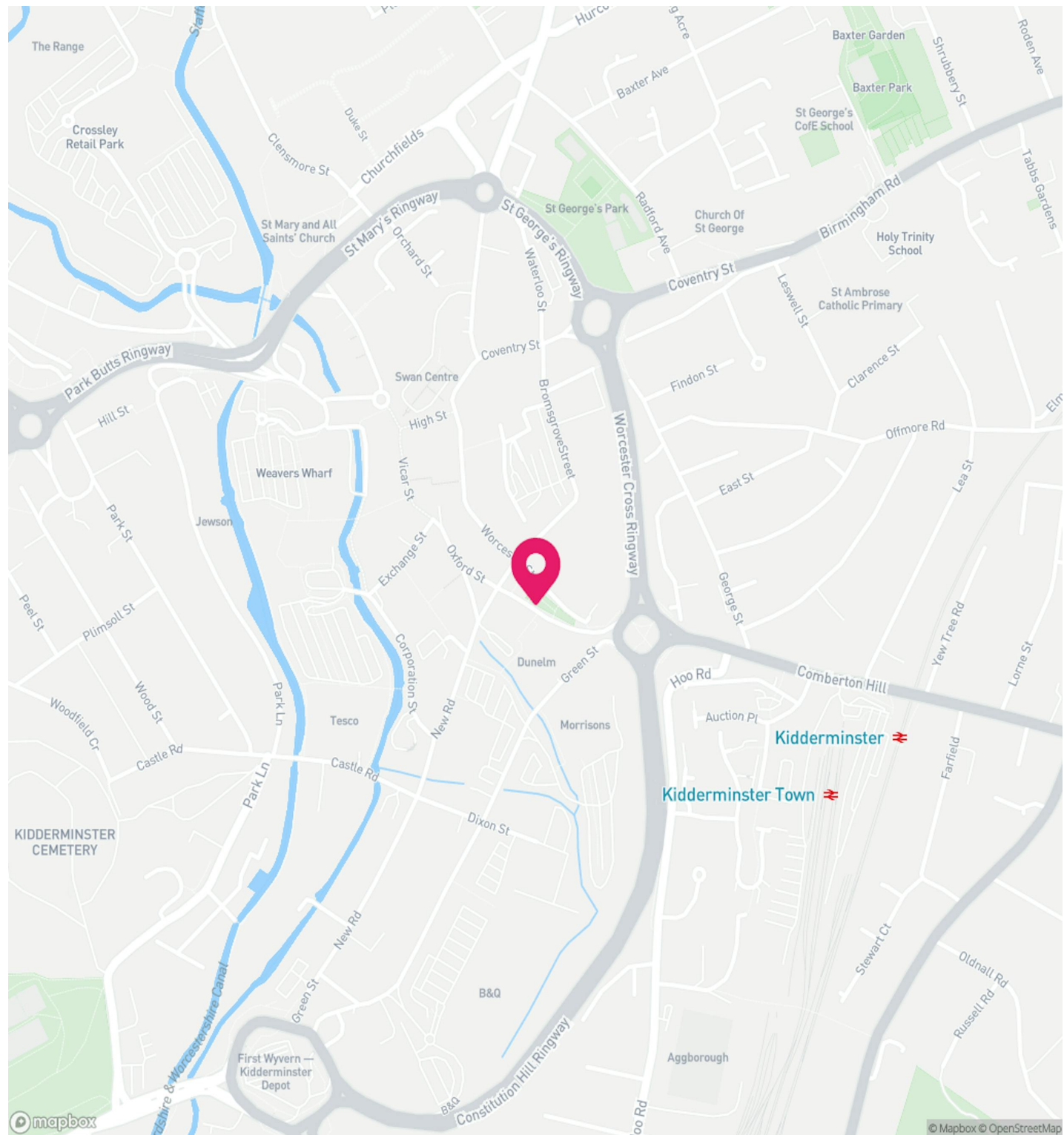
The property lies north of Worcester Street in a predominantly commercial area, close to the central retailing area of the town and the Rowland Hill and Swan Shopping Centres.

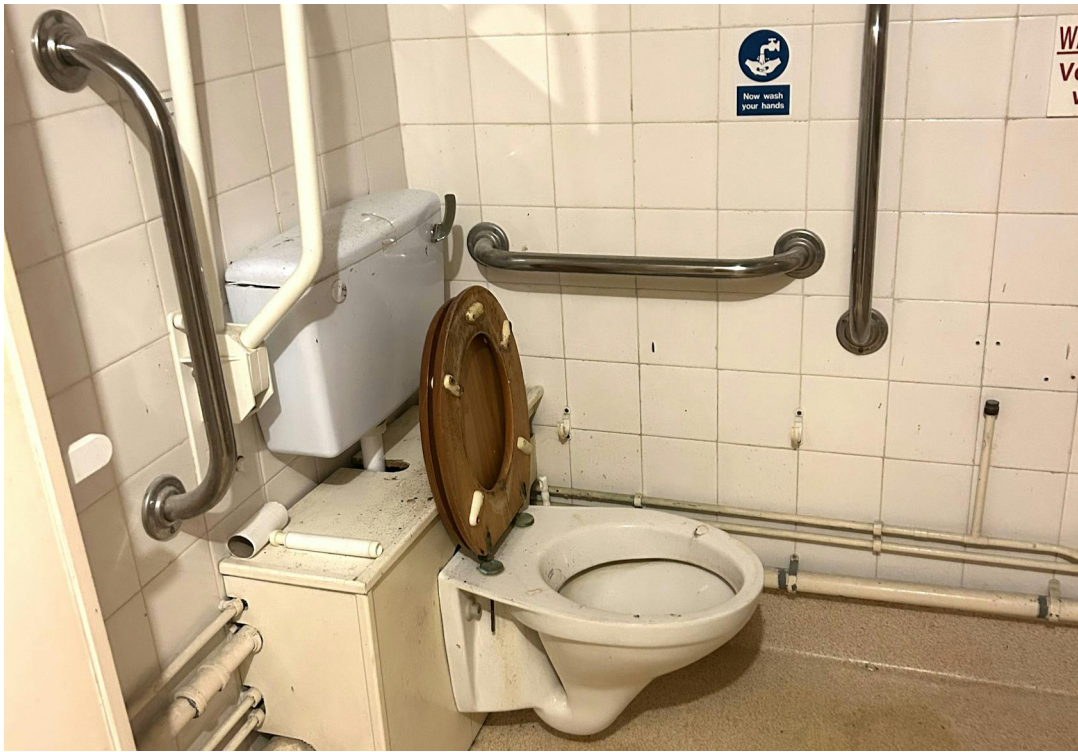
Worcester Street lies to the west of The Ringway (A451), part of the Town Centre ring road.

Kidderminster is situated approximately 10 miles to the north of Worcester and 12 miles to the south-west of Wolverhampton, with good access onto the motorway network.

Locations:

- * Worcester - 14.9 miles
- * Birmingham - 18.7 miles
- * Wolverhampton - 17.1 miles





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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

LEGAL COSTS

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

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£6,600 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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[SIDDALLJONES.COM](https://www.siddalljones.com)