

LEISURE, OTHER, RETAIL | TO LET

[VIEW ONLINE](#)



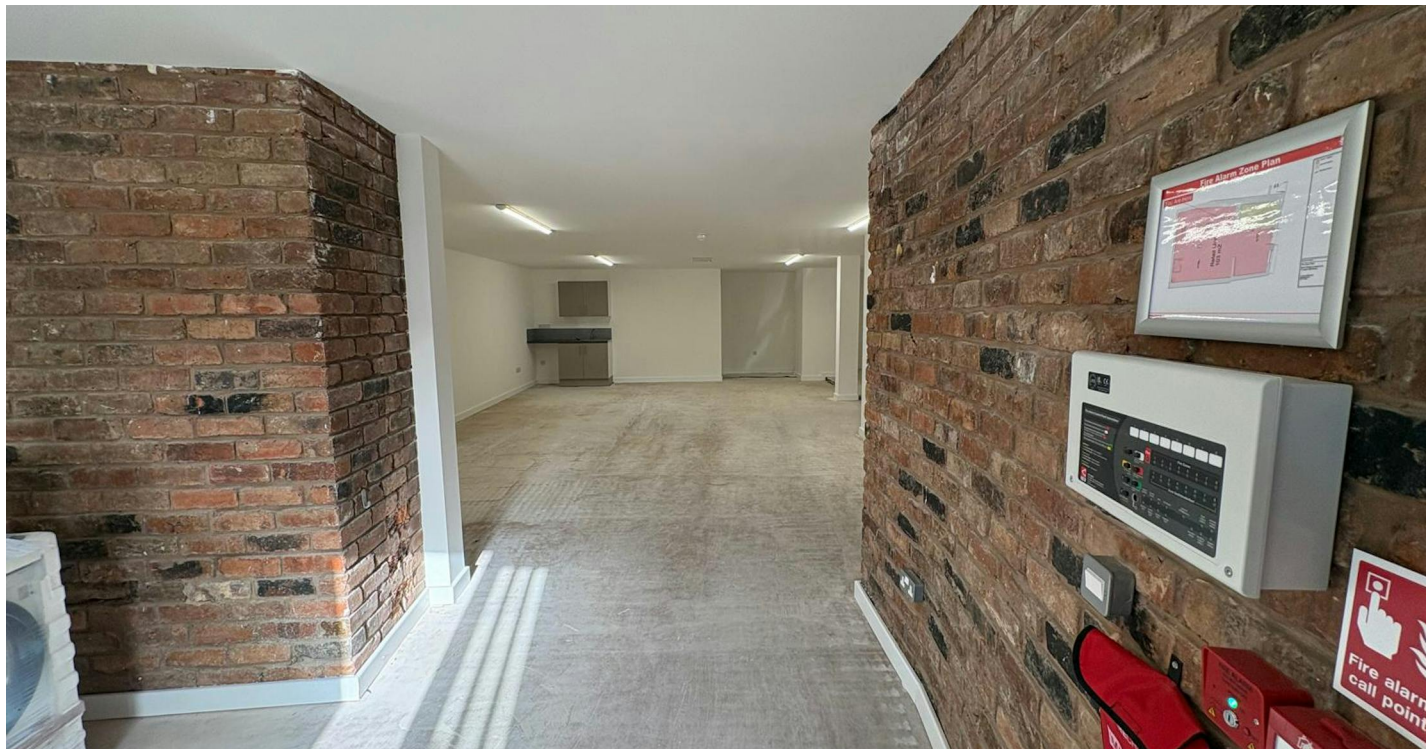
5B LOWER MILL STREET, KIDDERMINSTER, DY11 6UU

1,110 SQ FT (103.12 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

An Opportunity to acquire a Prime Town Centre, Refurbished Commercial Property Suitable for a Variety of Uses STPP.

- Characterful Premises in a Town Centre Location
 - Fully Refurbished and ready for Tenant Fit Out
 - Adjacent to Weavers Wharf & Crossley Retail Park
 - Open Plan Layout retaining many Character Features
 - Rental £16,000 per annum
 - Suitable for a Variety of Uses STPP
-



DESCRIPTION

Situated in the heart of Kidderminster, on the boundary of the well-established Weavers Wharf Retail Park, this attractive former bistro/eatery occupies a highly desirable position within a busy retail and leisure destination.

The property boasts a distinctive and characterful frontage, featuring stable-style security doors with double-glazed wooden entrance doors set behind, creating both charm and practicality. Internally, the space opens into a substantial ground floor area, enhanced by exposed brickwork that adds warmth and character—making it suitable for a wide range of commercial uses.

To the right-hand side of the entrance, there is a separate storeroom offering flexible potential for alternative use or reconfiguration. To the rear left-hand side, a kitchenette area is currently in place, with scope for expansion into a larger food preparation or catering facility, subject to requirements.

Additional amenities include a WC/washroom located at the rear of the property.

The premises have been recently refurbished and redecorated throughout to a high standard, providing an excellent opportunity for occupiers seeking a stylish and adaptable space within an established and vibrant retail and leisure environment.



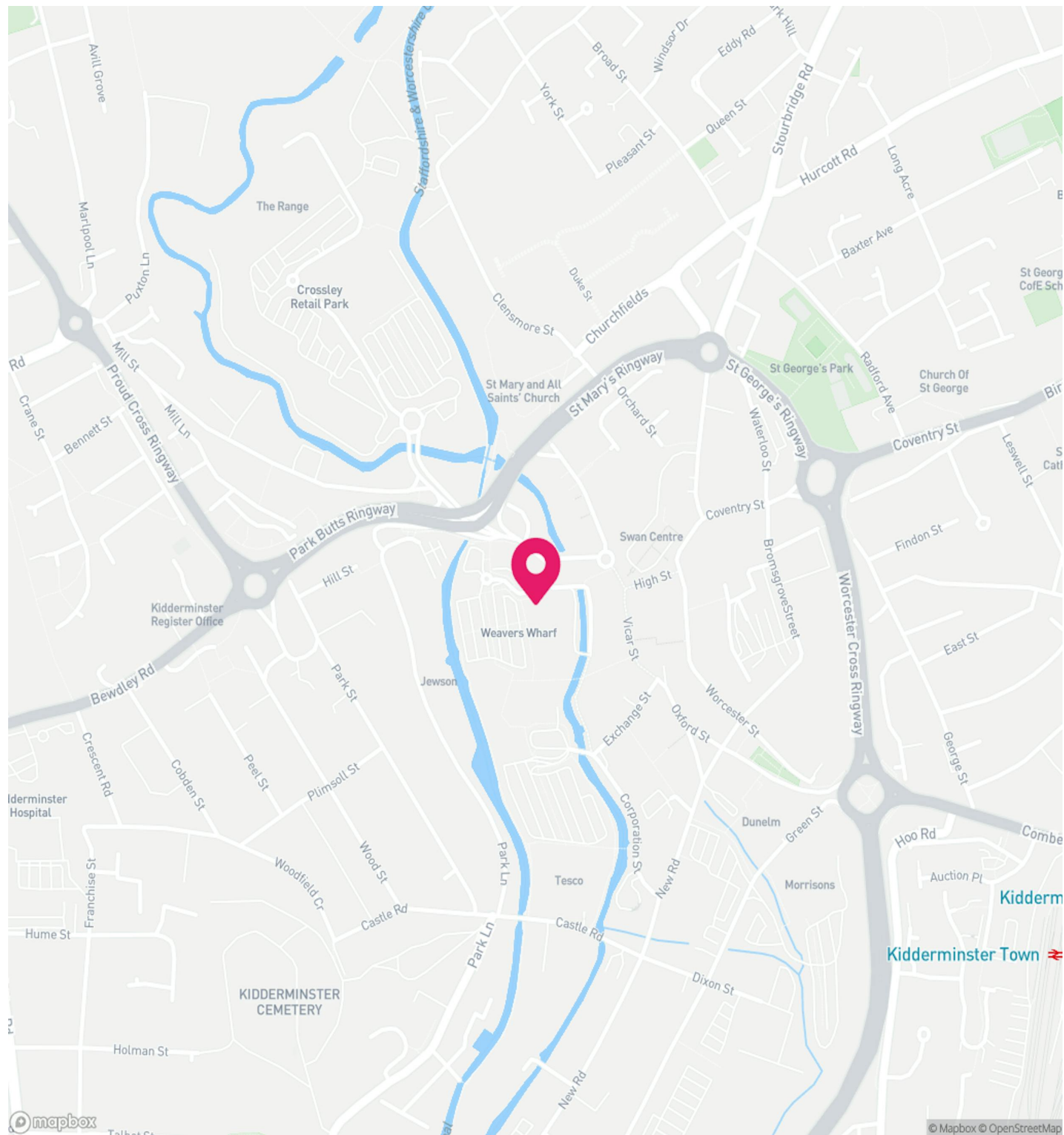
LOCATION

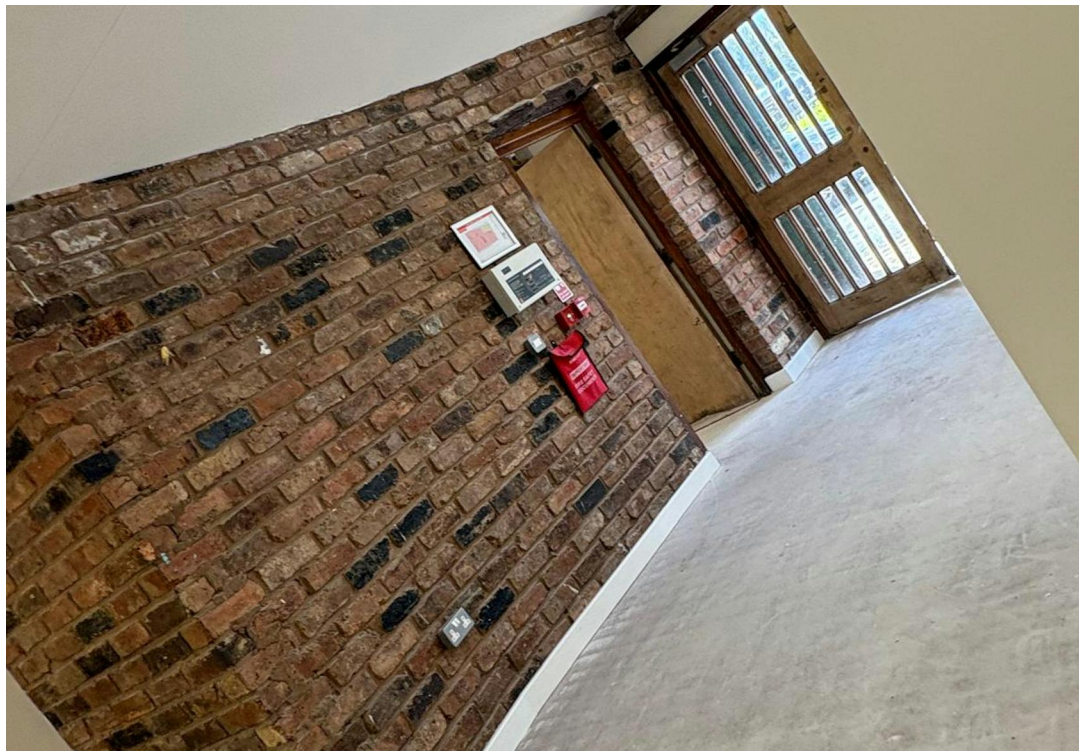
The property is within an established commercial location within close proximity to the town's principal retailing and business districts. The immediate area comprises a mix of retail, office and leisure uses, together with nearby residential accommodation, benefiting from strong levels of footfall and accessibility.

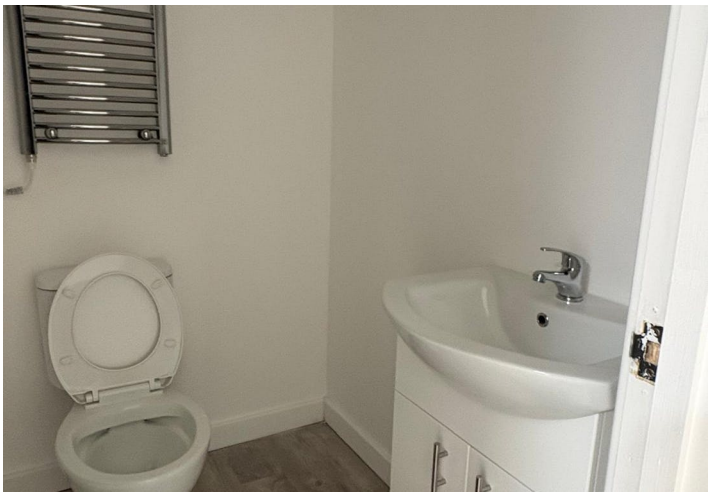
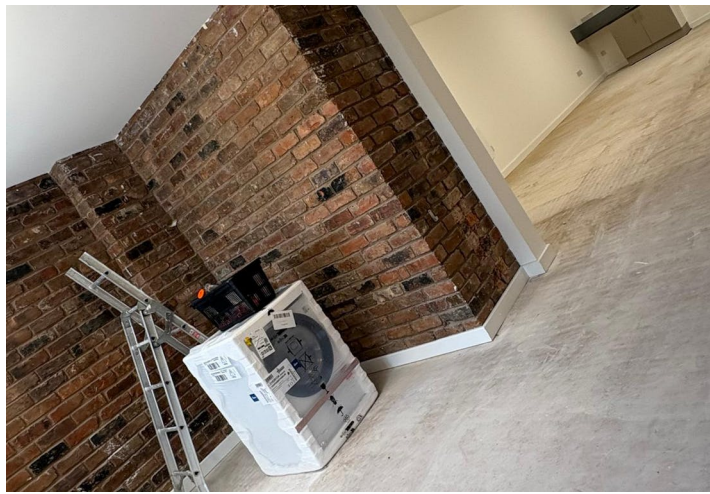
Kidderminster is a well-connected Worcestershire town located approximately 15 miles south west of Birmingham, 7 miles north of Worcester and 4 miles west of Stourbridge. The property benefits from convenient access to the A456, which provides a direct route to Birmingham, together with the A448 linking to Bromsgrove and the wider motorway network. Junctions 3 and 4 of the M5 motorway are within approximately 9 miles, providing onward access to the national motorway network.

Public transport links are readily available, with Kidderminster Railway Station located within walking distance, offering direct services to Birmingham Snow Hill, Birmingham Moor Street and Worcester.

In addition, a number of regular bus routes operate throughout the town and surrounding areas, with nearby stops providing convenient access for both staff and customers.







SERVICES

We understand all mains services are available on or adjacent to the subject premises.

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

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£16,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

B (31)

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



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com



Scott Rawlings

0121 638 0500

scott@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)