

# Substantial Retail Premises TO LET

# Retail & Leisure

**POTENTIAL  
TO  
SUB-DIVIDE**

On the Instructions of



## KIDDERMINSTER DY10 1AR Oxford Street



### Location

The premises are prominently situated on the south eastern fringe of Kidderminster town centre adjacent to the Worcester Cross Ring Road Roundabout, the junction of Ringway (A451) and Comberton Hill (A448). Retailers in close proximity include **Aldi**, **Iceland**, **Rosebys** and **Wilkinson**.

A new **Morrisons** food store is now open opposite, fronting Green Street, comprising circa 7,432 sq m (80,000 sq ft) with some 400 car parking spaces.

Kidderminster is situated some 16 miles to the south west of Birmingham, 13 miles to the north of Worcester and 8 miles to the west of Junction 4 of the M5.

### Description

The property comprises a substantial modern retail store arranged over ground, first and second floors with some 260 car parking spaces at ground and first floor levels. The store is served by 3 passenger lifts linking the ground floor sales area to the first floor parking deck.

Both the customer car park and dedicated loading bay are accessed via Green Street.

An adjacent shop unit is included within the demise.

### Planning

The property benefits from Class A1 planning permission.

### Rating

We are verbally advised the Rateable Value for the premises is £179,000, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

### Accommodation

The premises comprise the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	2,612	28,118
Mezzanine	56	600
First Floor	246	2,653
Second Floor	752	8,091
<b>Total Accommodation</b>	<b>3,666</b>	<b>39,462</b>

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the ingoing tenant.

The premises can also be sub-divided and further information is available on request.

### Lease

The premises are held by way of a 35 year full repairing and insuring lease expiring 22 December 2022, subject to 5 yearly upward only rent reviews, at a current passing rental of £368,500 per annum exclusive.

The adjacent shop unit is let on a 25 year full repairing and insuring lease expiring 22 December 2012 at a current passing rental of £13,750 per annum exclusive.

The net rental outlay is therefore **£354,750 per annum exclusive**.

### Terms

Our clients are seeking to dispose of their leasehold interest either by way of assignment or new sub-lease.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through sole agents.

**Contact: Simon Montgomery**  
**020 7255 8057**  
**smm@rapleys.co.uk**

**For further opportunities please visit**  
**[www.rapleysmorrisons.co.uk](http://www.rapleysmorrisons.co.uk)**



**0870 777 6292**  
**[www.rapleys.co.uk](http://www.rapleys.co.uk)**

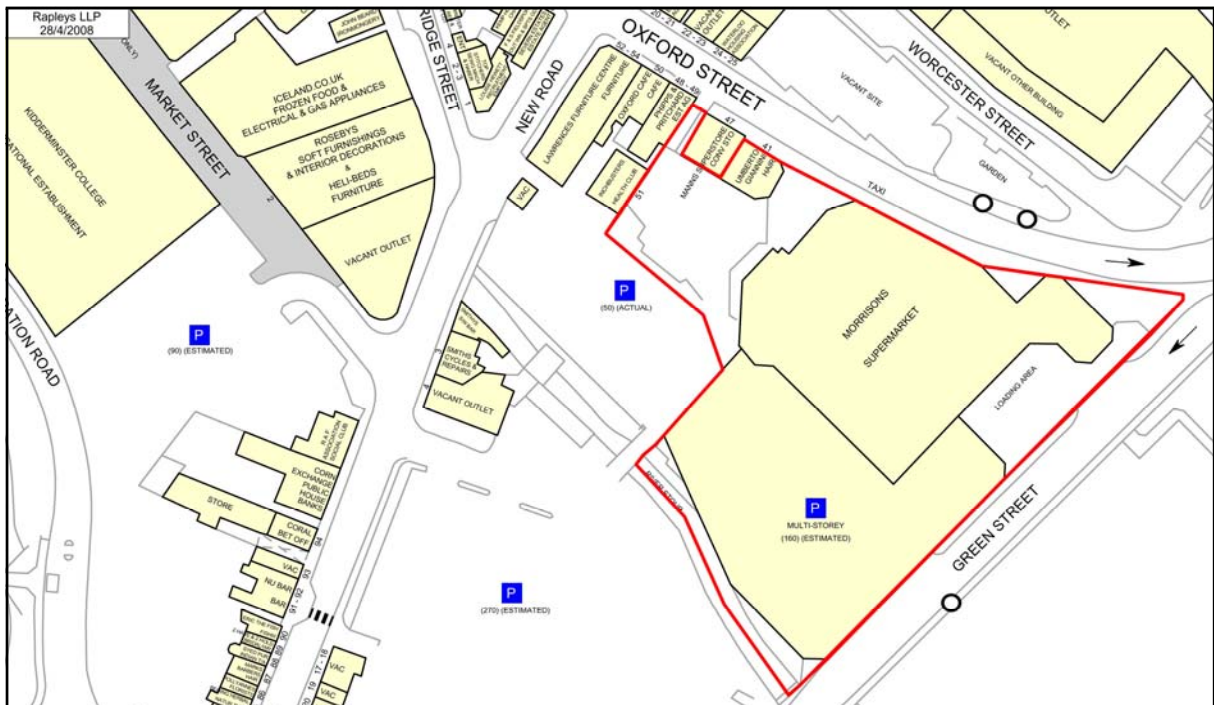
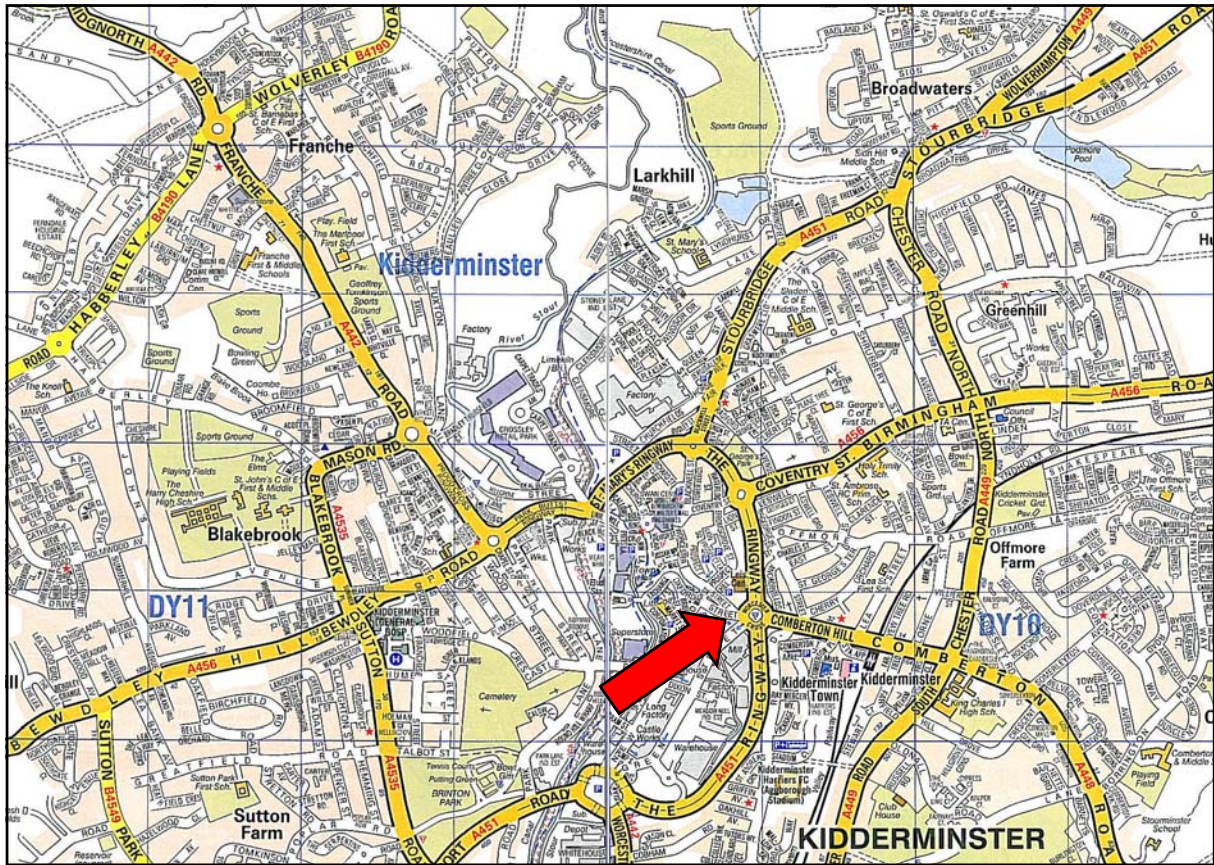
LONDON

BRISTOL

EDINBURGH

HUNTINGDON

MANCHESTER



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. MAY08/120411