

On the Instructions of



KIDDERMINSTER DY10 1JF

The Boucher Building, Green Street



Accommodation

The offices comprise the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	346.7	3,732
First Floor	346.7	3,732
Second Floor	211.8	2,280
Total Accommodation	905.2	9,744

Note: The above areas have been calculated on an approximate net internal basis and must be verified by interested parties.

Rating

The building has not yet been separately assessed for rating purposes.

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

Terms

Offers are invited for the freehold/leasehold interest of the premises. Our clients will not consider any offers made for retail (A1, A2, A3, A4, A5) or residential use at the Boucher Building.

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: James Saxby
020 7255 8062
jes@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk

Location

The Boucher Building is located along Green Street approximately half a mile from Kidderminster town centre. The building itself sits on the road frontage to the new **Morrisons** food store development.

Description

The building we estimate was built in the late 1800s and formed the office accommodation serving a large manufacturing facility to the rear which has now been demolished.

Planning

We understand from the Local Authority that the building currently holds a local listing, however, a variety of different uses would be considered, subject to obtaining the relevant planning permission.

All interested parties should verify the position with the Local Authority.



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