



1 and 2, 6 Lower Mill Street
Kidderminster, DY11 6UU

Retail / Salon Units

401 to 869 sq ft
(37.25 to 80.73 sq m)

- CONVENIENT LOCATION
- SMALL BUSINESS RATE RELIEF
- WELL SPECIFIED
- SUITABLE FOR ALTERNATIVE USES, STPP
- MAJOR RETAILERS NEARBY
- AVAILABLE IMMEDIATELY

Summary

Available Size	401 to 869 sq ft
Rent	£7,200 - £7,800 per annum New Internal Repairing Lease for a term of 3 or more years.
Business Rates	Rateable Value: Unit 1 - £2,350 & Unit 2 - £2,550 (100% Small Business Rate Relief Potentially Available)
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Location

The Properties are located on Lower Mill Street in Kidderminster Town Centre. Unit 1 fronts onto Lower Mill Street, with Unit 2 being accessed via Black Horse Lane which also serves as the main access to Weavers Wharf Shopping Centre.

Kidderminster Town Centre benefits excellent transport links with the Ring Road providing ready access to Birmingham Road (A456) and Comberton Road (A448), which leads to the M5 Motorway approximately 10 miles to the east.

The Properties are situated within a conveniently located mixed-use Parade

Description

Unit 1 benefits from a shop frontage on Mill Street with a fascia sign above and powder coated aluminium-framed shop front. The space is open plan with a WC/Shower to the rear. The Gross Internal Area (GIA) extends to approximately 401 sq ft (37 sqm).

Unit 2 fronts onto Black Horse Lane, with a pedestrian door secured via an electric roller-shutter, with a Lobby, open plan Salon and WC/Shower to the rear. The Gross Internal Area (GIA) extends to approximately 468 sq ft (43 sqm).

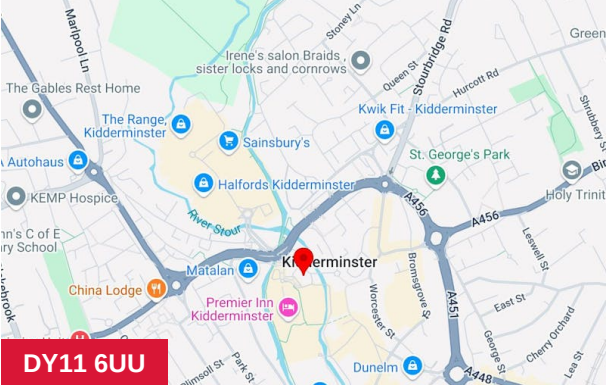
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	401	37.25	Available
Unit - 2	468	43.48	Available
Total	869	80.73	

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding.



Viewing & Further Information



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