



4-5 Oxford Street Kidderminster, DY10 1BB

BAR/RESTAURANT PREMISES

7,081 sq ft
(657.85 sq m)

- CONVENIENT LOCATION
- INCENTIVES AVAILABLE
- NEW LEASE
- MAJOR RETAILERS NEARBY
- MIGHT SELL
- SUITABLE FOR LEISURE USE

Summary

Available Size	7,081 sq ft
Rent	£30,000 per annum
Price	£425,000
Rates Payable	£13,722.50 per annum
Rateable Value	£27,500
Service Charge	£320 PCM PLUS VAT
VAT	Applicable
EPC Rating	B (34)

Description

The Property comprises a ground floor Bar/Restaurant forming part of a larger commercial block. The Property is at lower ground floor level and benefits from ramp access as well as staircase off Oxford Street together with separate access for deliveries off a gated yard to the side.

The Property would readily lend itself to alternative Leisure uses, such as a Gym, subject to Planning Permission.

The Gross Internal Area (GIA) extends to approximately 7,081 sq ft (658 sqm) GIA.

Location

The Property fronts on to the popular Oxford Street in Kidderminster Town Centre. Oxford Street forms part of the one-way road system servicing the main retail area including the Rowland Hill, Swan and Weavers Wharf Shopping Centres.

The Property is situated within a conveniently located mixed use commercial parade. Notable occupiers in the vicinity include Barclays Bank, Iceland, Peacocks, Coffee 1 and Marks and Spencer. The Property is also close to the Town Hall, Library, Kidderminster College, Tesco Superstore and the Bus and Train Station.

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

Tenure

The Property is available by way of a New Business Lease for a term of 3 or more years. The owner would consider a Long Leasehold sale.

Rent

£30,000 pa, plus VAT

Legal Fees

Each party to pay their own fees.

Rateable Value

£27,500

Services

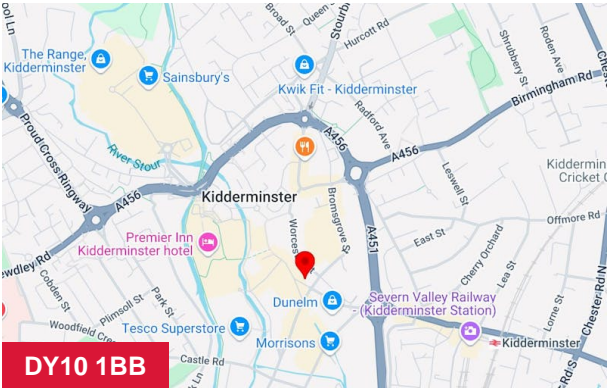
We understand that all mains' services are available

Energy Performance Certification (EPC)

Band B (34)

Viewing

Strictly by appointment with our Reception on 01527 584242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk

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