



SHOP/SALON
FROM 401 SQ FT

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

To Let

- **CONVENIENT LOCATION**
- **SMALL BUSINESS RATE RELIEF**
- **SUITABLE FOR ALTERNATIVE USES, STPP**
- **AVAILABLE JANUARY 2025**
- **WELL SPECIFIED**
- **MAJOR RETAILERS NEARBY**

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).

Externally, each of the Units benefits from an allocated off-street car parking space.

TENURE

New Internal Repairing Lease for a term of 3 or more years.

ASKING RENT

Unit 1 - £7,200 per annum (plus VAT), payable quarterly in advance.

Unit 2 - £7,800 per annum (plus VAT), payable quarterly in advance.

SERVICE CHARGE

N/A

UTILITIES

The Units benefit from separately metered electric supplies.

LEGAL FEES

Each party to pay their own costs.

RATEABLE VALUES

Unit 1 - £2,350

Unit 2 - £2,550

100% Small Business Rate Relief potentially available.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band D (90)

ANTI-MONEY LAUNDERING

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

VIEWING

Strictly by appointment with our Office on 01527 58 4242

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.