

Hagley, 133 Worcester Road, DY9 0NW

Retail Premises – TO LET

Proposed extension to 1,750 sq ft Subject to planning



LOCATION

The subject property is prominently positioned along Worcester Road, Hagley which forms the main commercial and retailing centre of the village.

The location has good motorway connections being close to junctions 3 & 4 of the M5 motorway together with excellent road links and access into Kidderminster, Birmingham and Worcester. The subject property is situated in close proximity to multiple retailers including **Spar** and **Co-Op** as well as many independent occupiers.

DESCRIPTION

The property comprises an end terraced retail unit with shared forecourt to the front and parking. The properties current layout is a ground floor retail sales area together with a small storage area to the rear and first floor residential accommodation. The intention is to fully extend the accommodation to the rear providing a greater sales / storage provision and to let as a ground floor only retail opportunity.

ACCOMMODATION

Existing Sales Area	40.75 sq m	439 sq ft
Proposed Extension	162.58 sq m	1750 sq ft
Basement Storage	Unmeasured	

The landlord will extend the premises, see indicative plan with these particulars, subject to obtaining planning consent. Alternative schemes may be considered.

TENURE

The property is available by way of a new lease for a term of years to be agreed. The property is available in respect of the ground floor only.

RENT

Existing - Offers in the region of £25,000 per annum exclusive.

Extended – Rent subject to actual size and specification

SERVICE CHARGE

The lease contains a service charge provision. Further details available on application.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£12,500
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Interested parties should verify this information with the local authority.

EPC

Available upon completion of the development/extension works.

VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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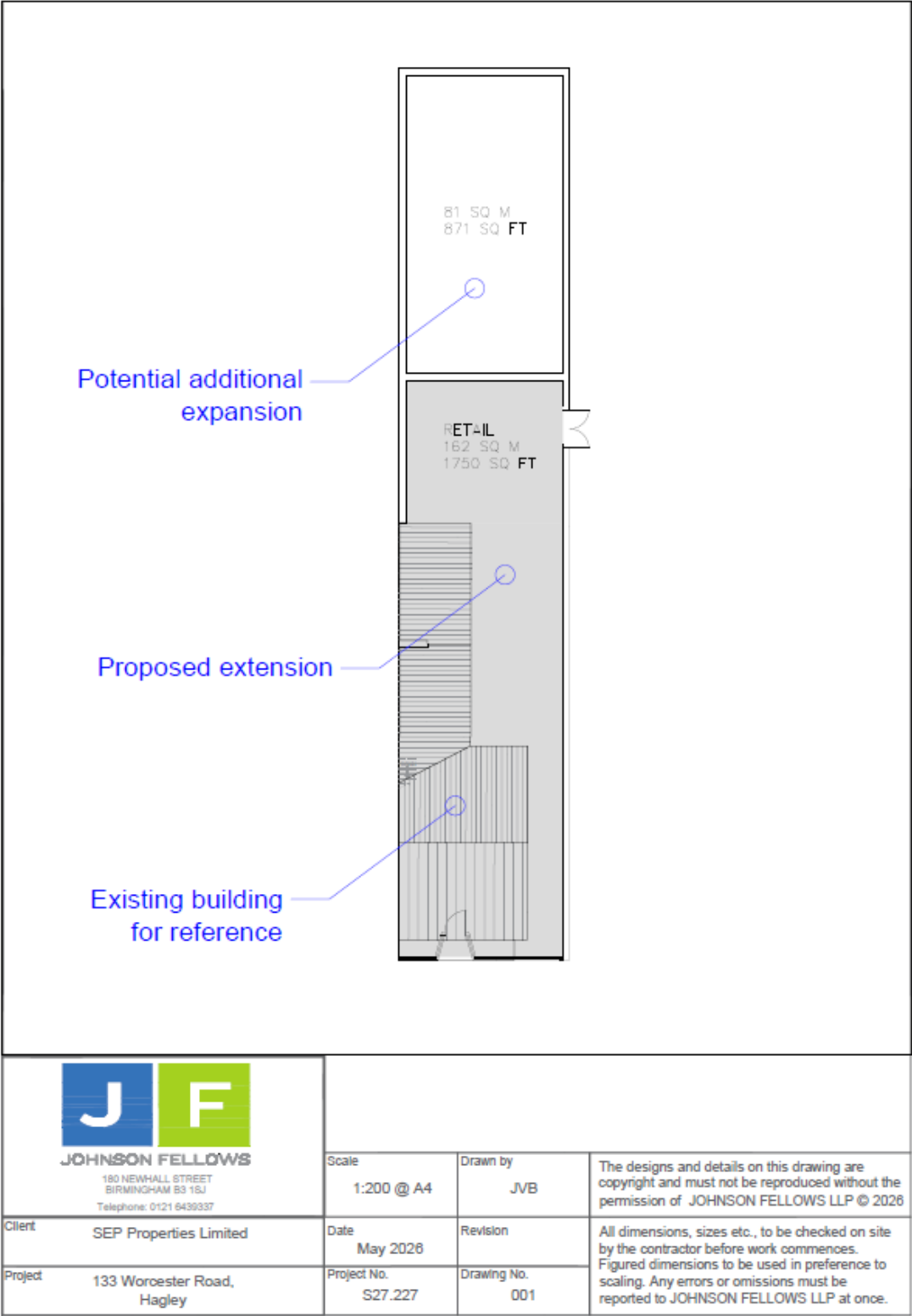
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