

SHOPPING CENTRE PROPERTY / CLASS A1

Unit B1,12 King Charles Square The Swan Centre, Kidderminster



**Rent: £17,500 PA**

**Ground Floor Area**

**1,220 Sq ft / 113 Sq M**

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Jon Lovelady**

**Mob: 07717 661389**

**Email: jon@barkerproudlove.co.uk**

**Gary Crompton**

**Mob: 07554 402314**

**Email: gary@barkerproudlove.co.uk**

**SUBJECT TO SECURING VACANT POSSESSION****Location:**

The Swan Shopping Centre forms an integral part of Kidderminster Town Centre and is anchored by B&M, Heron & Poundland. The Centre also benefits from a 370 space multi storey car park.

The property is situated within the Swan Shopping Centre and is adjacent to Nationwide Building Society and the escalators leading onto High Street.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1,220	113.34
First Floor Ancillary	250	23.23

**Rent:**

£17,500 pax

**Tenure:**

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £14,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

TBC

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

October 2021

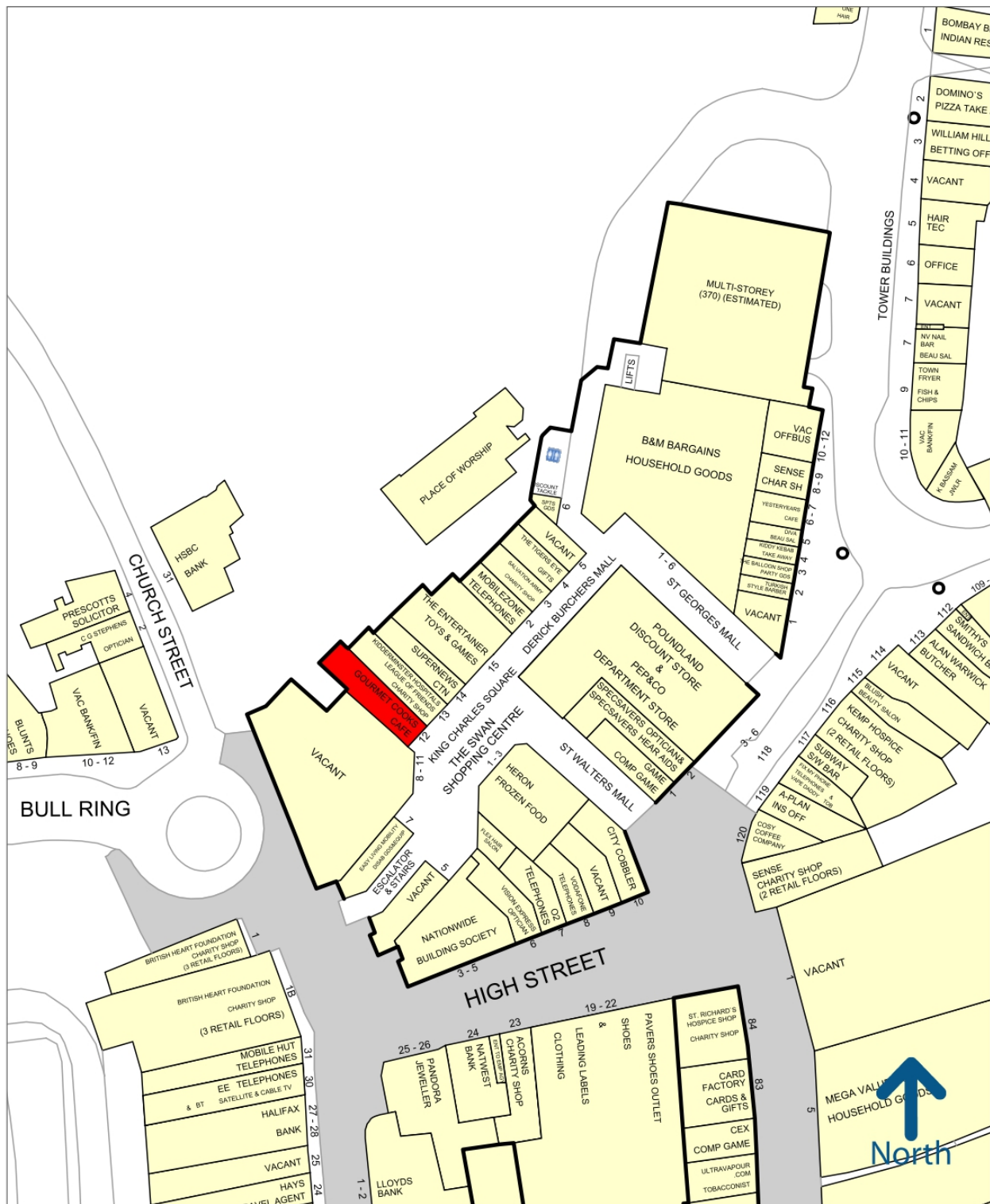
Subject to Contract

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Kidderminster



Experian Goad Plan Created: 08/10/2021  
Created By: Barker Proudlove Ltd

50 metres