

SHOPPING CENTRE PROPERTY / CLASS A1

Unit B2, 13 King Charles Square, The Swan Centre, Kidderminster



Rent: £17,500 PA
Ground Floor Area
1,192 Sq ft / 111 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

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.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1,192	110.74
First Floor Ancillary	299	27.78

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 - E

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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