

SHOPPING CENTRE PROPERTY / CLASS E

Unit D4, The Swan Centre, 1 Coventry Street, Kidderminster



**Rent: On application**

**Ground Floor Area**

1,059 Sq ft / 98 Sq M

**TO  
LET**

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

**Barker Proudlove**

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**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 Specsavers.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1,059	98.40
First Floor Ancillary	381	35.40

**Rent:**

Upon Application

**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 £21,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge is to be confirmed.

**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:**

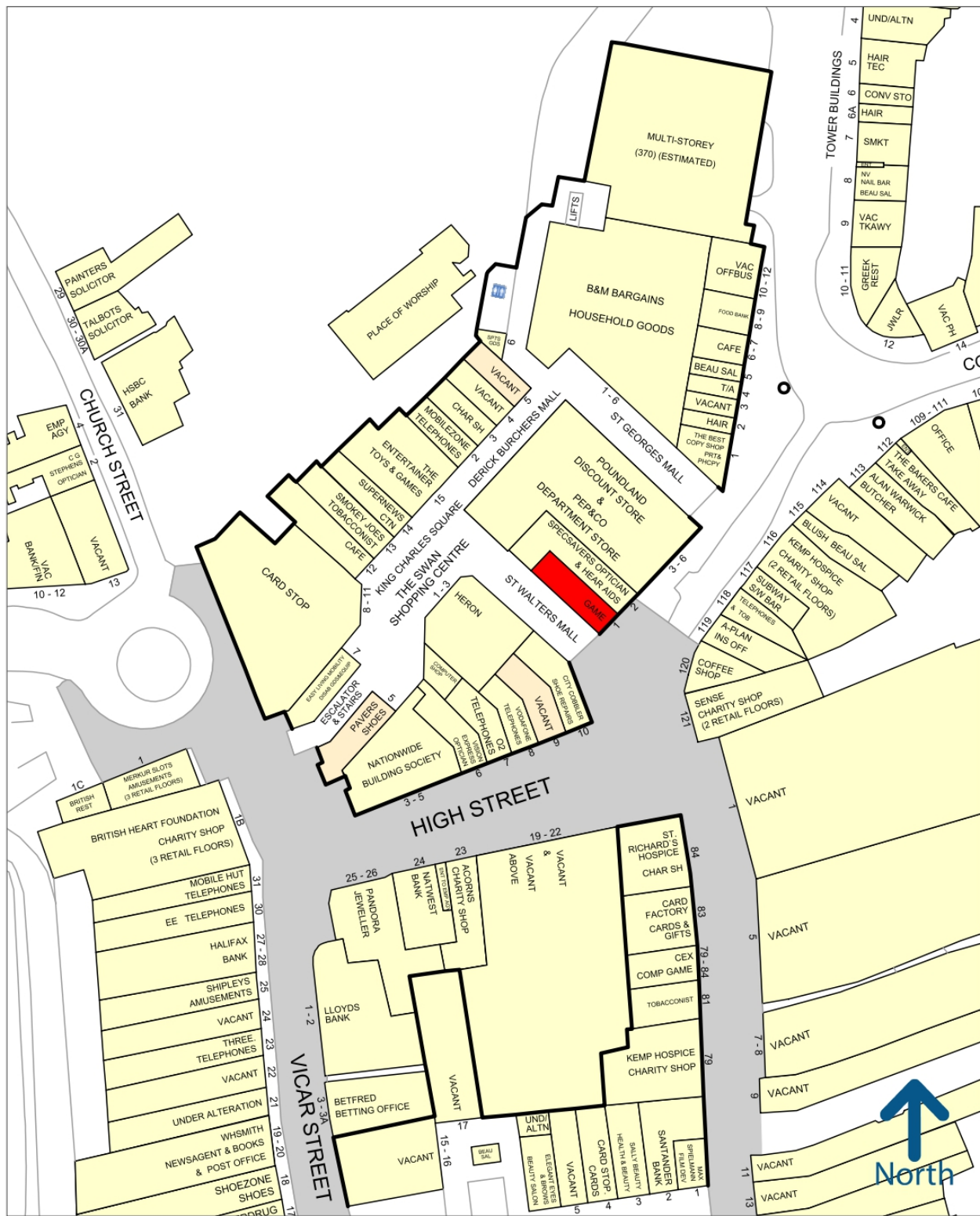
July 2022

Subject to Contract

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Kidderminster



50 metres

Experian Goad Plan Created: 26/07/2023  
Created By: Barker Proudlove Ltd