Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

Unit B9, 5 Derick Burchers Mall Swan Centre, Kidderminster



Rent: **£17,500 PA**

Area
812 Sq ft / 75 Sq M

TO LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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

The property is situated within the Swan Shopping Centre and is opposite Poundland and B&M Bargains at the main entrance from the centre car park.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	812	75.44
First Floor	600	55.74

Rent:
We are seeking rental offers in the order of £17,500 per annum exclusive.

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 unit has a rateable value assessment of £11,000

For further details visit Gov.uk or contact the business rates department in 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.

Service Charge:
There is an on-account service charge for the year which is TBC.

EPC:
Energy Performance Asset Rating - D

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:
February 2020

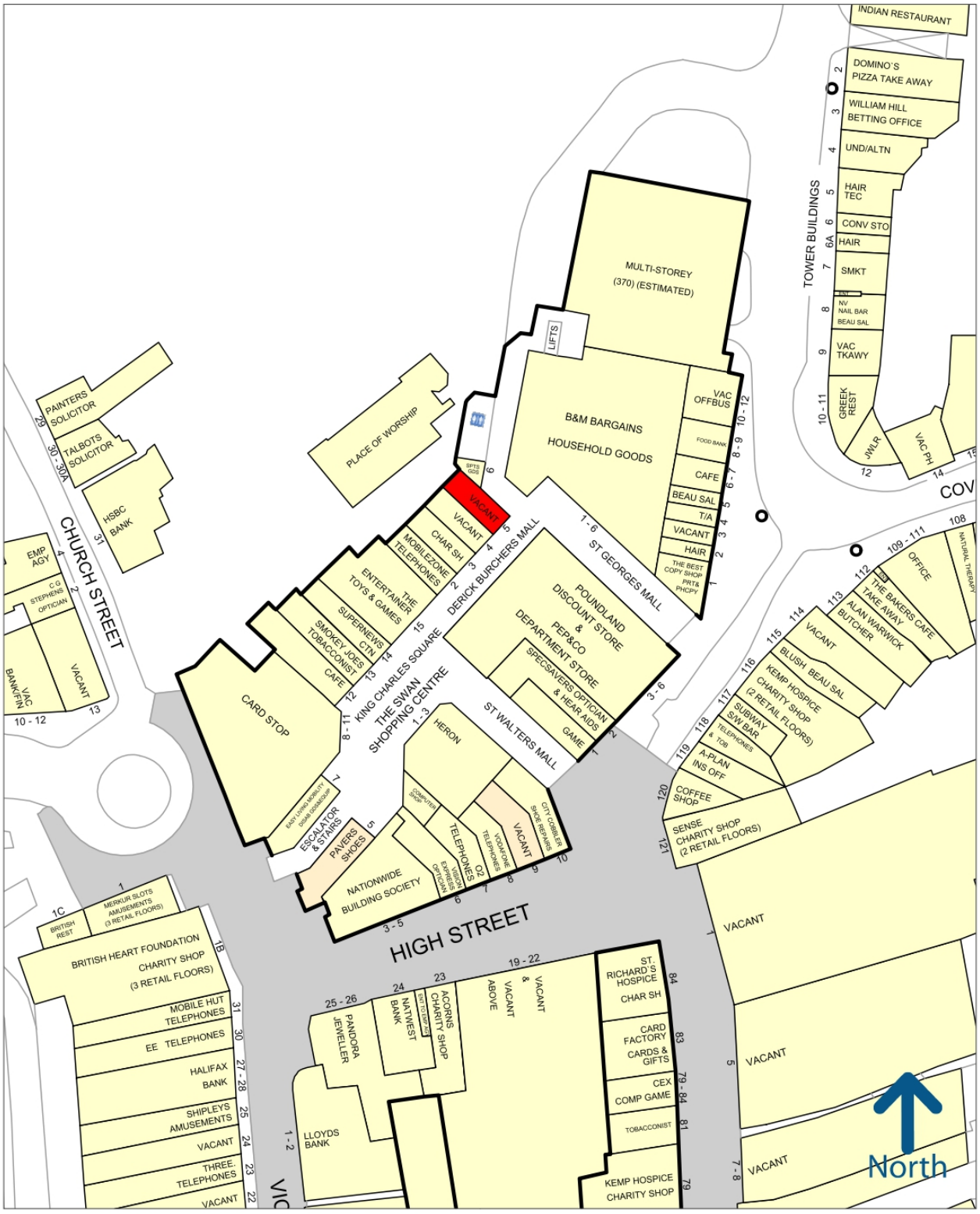
Subject to Contract

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experian.

Kidderminster

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50 metres

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

www.barkerproudlove.co.uk

Map data

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