

SHOPPING CENTRE PROPERTY / CLASS A1**Unit C7 The Swan Centre, Kidderminster****Rent: On application****Ground Floor Area****993 Sq ft / 411 Sq M****TO
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	993	92.25
First Floor	411	38.18

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 £14,750. 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.

Service Charge:

Upon application.

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:

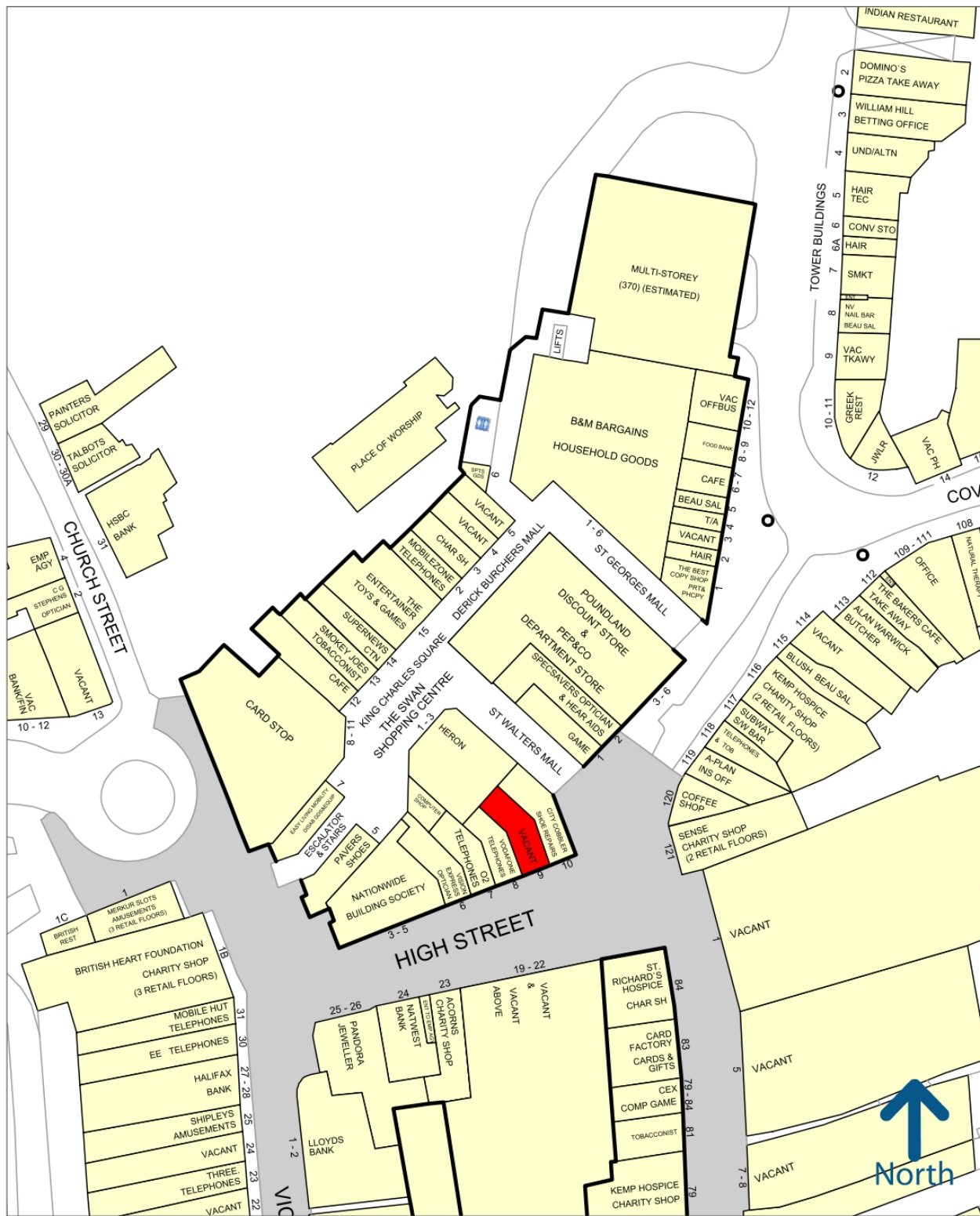
October 2021

Subject to Contract

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Kidderminster



50 metres

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