

SHOPPING CENTRE PROPERTY / CLASS A1

Unit A3, 21 The Bull Ring The Swan Centre, Kidderminster



**Rent: £25,000 PA**

**Area**

1,417 Sq ft / 132 Sq M

**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 forms part of the Swan Centre, located on the prime external frontage to Vicar Street/High Street. Occupiers in the immediate vicinity include JD Wetherspoon, Greggs, Vision Express, Kidderminster Pharmacy and a newly opened Pandora.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1417	131.64

**Rent:**

We are seeking rental offers in the order of £25,000 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 2017 rateable value assessment of £15,000.

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

There is an on-account service charge for the year 2018 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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