

TO LET



GROUND FLOOR SHOP

UNIT 2, CARLTON HOUSE, OXFORD STREET, KIDDERMINSTER, DY10 1BB



LOCATION

The premises are located in Kidderminster Town Centre on Oxford Street, close to the junction with Marlborough Street. Nearby occupiers include Shipways, Dixons and Severn Estates.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

AVERAGE INTERNAL WIDTH	19'0"	5.8 m
SHOP DEPTH	63'9"	19.4 m
APPROX SALES AREA	1200 sq ft	111 sq m

LEASE

The property is available by way of a new lease for a term of years to be agreed upon.

RENTAL

£12,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £13,000

Rates Payable 2018-2019: £6,409

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 54 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of an annual variable service charge, which is currently approximately £250. Building insurance for current year is £482.50.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/5Vo8lgHWN3M>

Internal Video - <https://youtu.be/FNKL0cpwNFI>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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