

FOR SALE OR TO LET



10/12 BULL RING, KIDDERMINSTER, DY10 2AA



LOCATION

The premises are located within Kidderminster Town Centre immediately adjacent to **Blunts Shoes**. The property is close to **Weavers Walk, Marks and Spencer, Greggs, H&T Pawnbrokers** and **Pennies Public House**.

ACCOMMODATION

The ground floor is currently vacant and was formally occupied by **William Hill Bookmakers**.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	41' 0"	12.5 m
NET GROUND FLOOR AREA	1685 sq ft	156 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£20,000 pa (exclusive of rates).

SALE OF THE GROUND FLOOR PREMISES

This is available by way of a 999 year long leasehold interest at **£225,000**

SALE OF THE WHOLE PREMISES

The owners will sell the Freehold interest of the whole premises. This will include the Ground Floor Premises with vacant possession plus the Upper Parts which comprise 6 residential flats all of which are let on AST's and produce an income of approximately **£35,700 pa**. Price upon application.

RATING ASSESSMENT

We are advised that the rating assessment for the ground floor is as follows:

Rateable Value: £28,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property (ground floor) has a rating of 119 (Band E). A copy of the certificate is available upon request.

SERVICE CHARGE & BUILDING INSURANCE

The current insurance in respect of the ground floor is approximately £600 per annum.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in this transaction. We understand that VAT is not payable on the rental/purchase price, 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/nboeo7oq66w>

Internal Video - <https://youtu.be/X8qDzhTvUWg>

VIEWINGS

By arrangement with AMT Commercial on 01527 821 111

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