

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/STkEpkwOITk>

VIEWINGS

By arrangement with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.