



20/21 OXFORD STREET, KIDDERMINSTER, DY10 1AU

## TO LET

Prominent retail unit

### Size

NIA Approx. – 1,314 sq ft (122.074 sq m)

### To Let<sup>a</sup>

£13,500 per annum excl.

Town centre location.

Ground floor shop with offices and stores above.

# Location

The premises are located on Oxford Street within Kidderminster Town Centre close to its junction with Marlborough Street. Oxford Street is one of the main routes to the Ring Way from the public car parks and retail superstores which are all in close proximity. In addition the property is close to the main pedestrian retail are of the Town Centre. Nearby occupiers include Dixons Estate Agents, Shipways and Walton & Hipkiss Estate Agents.

# Accommodation

The property comprises a 3 storey building with ground floor retail space with offices and stores above. All mains services are available. Heating is provided throughout the property by way of radiators connected to a gas fired boiler. A fire alarm is fitted within the building.

# Description

<b>Ground floor</b>	
Net Retail Sales	467 sq ft
<b>First Floor</b>	
Office No. 1	128 sq ft
Office No. 2	110 sq ft
Office No. 3	113 sq ft
Kitchenette	
Toilet	
<b>Second Floor</b>	
Office/Stores No. 1	130 sq ft
Office/Stores No. 2	106 sq ft
Office/Stores No. 3	233 sq ft
<b>Total NIA</b>	<b>1,287 sq ft</b>

Outside there is a small courtyard shared with the adjoining premises.

# To Let

£13,500 per annum excl.

# Term

Available by way of a new Full Repairing and Insuring lease with a term and rent review pattern to be agreed.

# V.A.T.

The property is not VAT registered.

# Rating Assessment

Rateable value: £7,900  
U.B.R.: 54.p in the £ (2024/2025)  
\* The property may qualify for 100% small business rates relief.  
\* Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

# Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

# Legal Costs

Each party is to be responsible for their own legal costs incurred in the letting.

# Energy Performance Certificate

EPC Rating - D

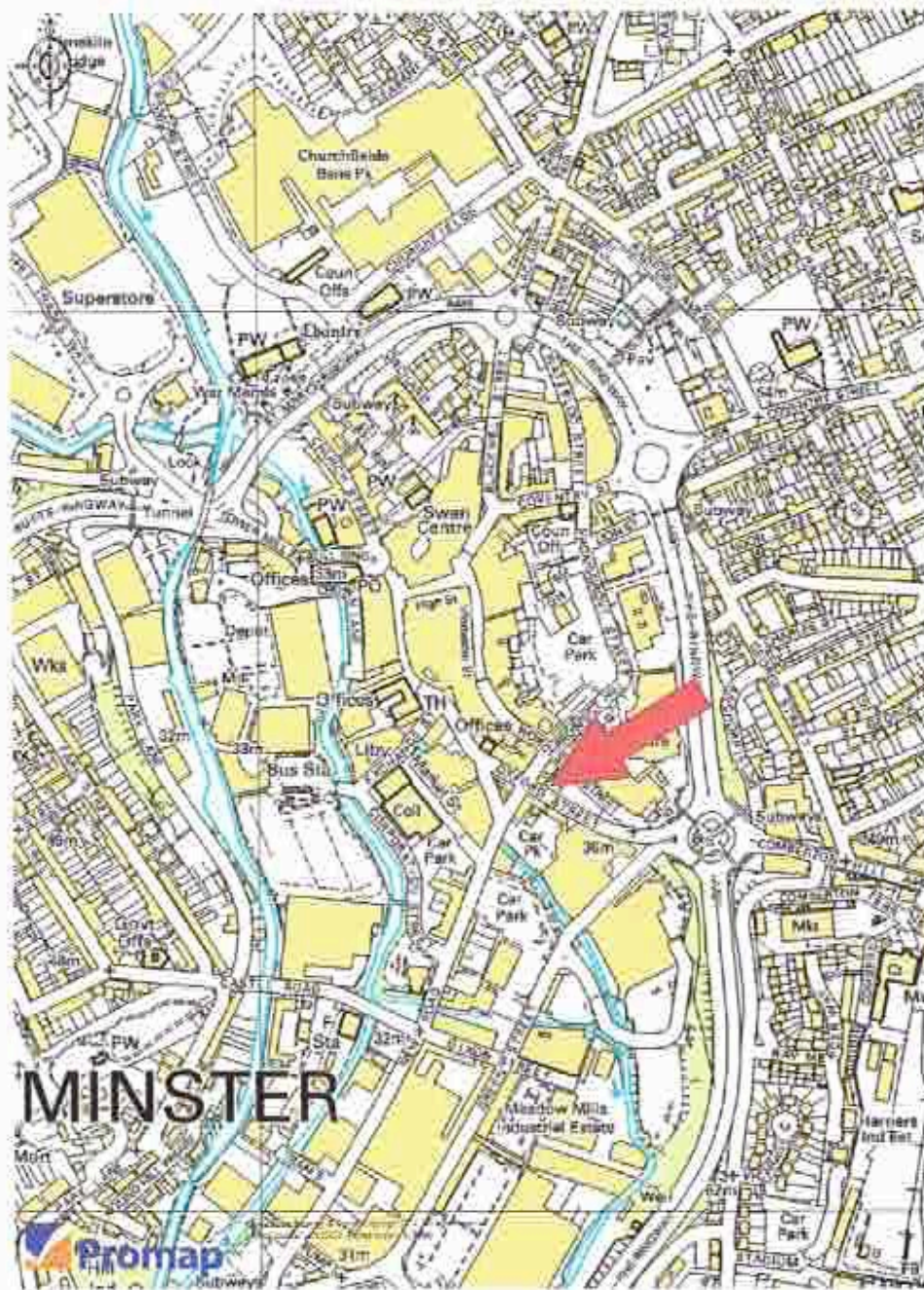
# Viewing

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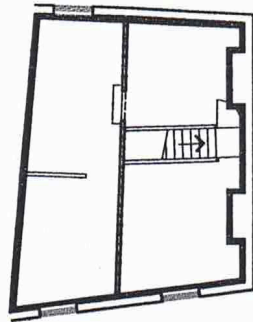


## 21 OXFORD STREET KIDDERMINSTER DY10 1AU

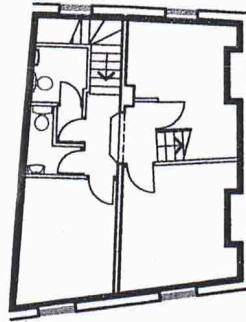


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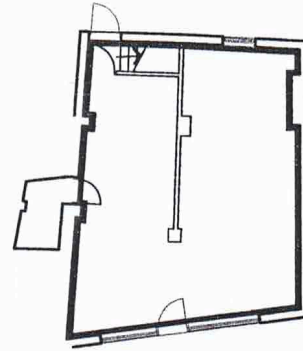




Second



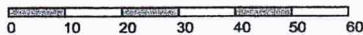
First



Ground



## Floor Plans 1.200



## Location Plan 1.1250



drg No. 385-01

client Michael Johnson & Co

project 20-21 OXFORD STREET  
KIDDERMISTER

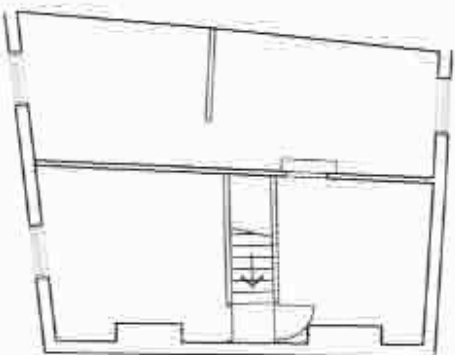
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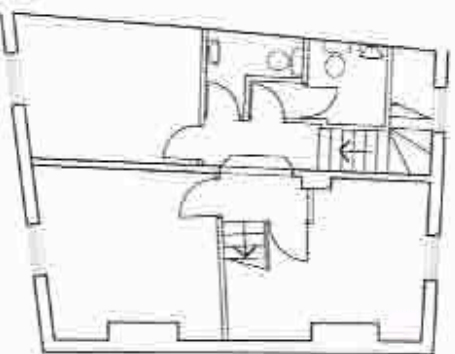
date AUG 2014

IRW drawn

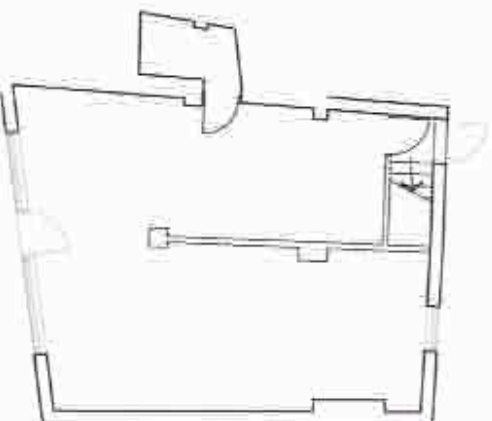
Architectural Design, Surveys, CAD Technology  
The Loft, 21 Foxwood Avenue, Great Barr,  
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Second



First



Ground