

# 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.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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