

lot 45

109-111 Coventry Street
Kidderminster, Worcestershire DY10 2BD

Rent
£40,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Crime Reduction Initiatives
- Town centre location

- Nearby occupiers include Boots, Lloyds TSB, Betfred, Specsavers and Cheltenham & Gloucester
- Opposite The Swan Shopping Centre



Location

Miles: 17 miles south of Wolverhampton
19 miles south-west of Birmingham
Roads: A442, A448, A449, A456, M5, M42
Rail: Kidderminster Railway Station
Air: Birmingham International Airport

Situation

The property is situated in a prominent location on the southern side of Coventry Street close to its junction with Blackwell Street and on the edge of the pedestrianised pitch leading to the High Street. The property is located opposite The Swan Shopping Centre which houses occupiers such as H Samuel, Specsavers, B & M Bargains and Vodafone, with other nearby occupiers including Lloyds TSB, Betfred, WH Smith and Cheltenham & Gloucester.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	162.58 sq m (1,750 sq ft)	CRIME REDUCTION INITIATIVES (1)	9 years from 01/04/2011 until 31/03/2020 (2)	£40,000	01/04/2017
First	Ancillary	187.57 sq m (2,019 sq ft)				
Totals		350.15 sq m (3,769 sq ft)			£40,000	

- (1) CRI is a social care and health charity funded by the government that works with individuals, families and communities across England and Wales that are affected by drugs, alcohol, crime, homelessness, domestic abuse and antisocial behaviour. (Source: <http://www.cri.org.uk/> 14/11/2014).
- (2) The lease provides a rolling break from 07/07/2014 subject to 6 months' notice. The break is personal to the tenant and can only be operated within 28 days of the tenant's government funding being withdrawn.

For further details please contact:

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