

# 9/10 Worcester Street Kidderminster, Worcestershire DY10 1EA

lot 98

**Freehold Retail Opportunity**

- Prominent retail position adjacent to Poundland
- Excellent asset management opportunity
- Close proximity to The Swan Shopping Centre and the Rowland Hill Centre
- Nearby occupiers include Peacocks, RBS and Card Factory

**Vacant upon Completion**



On behalf of Receivers **CBRE**

**Location**

Miles: 14 miles north of Worcester  
7 miles south of Wolverhampton  
19 miles south-west of Birmingham  
Roads: A448, A456, M5, M42  
Rail: Kidderminster Rail  
Air: Birmingham Airport

**Situation**

The property is situated at the northern end of the pedestrianised Worcester Street, close to its junction with the High Street. The entrance to the Rowland Hill Centre is located opposite, with tenants such as Bighthouse and Claire's while the Swan Shopping Centre is located to the north of the property and houses tenants such as Argos, Vodafone and Nationwide. Other nearby occupiers include Poundland and Card Factory.

**Description**

The property comprises two units, both providing ground floor retail accommodation and ancillary accommodation on the first floor.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

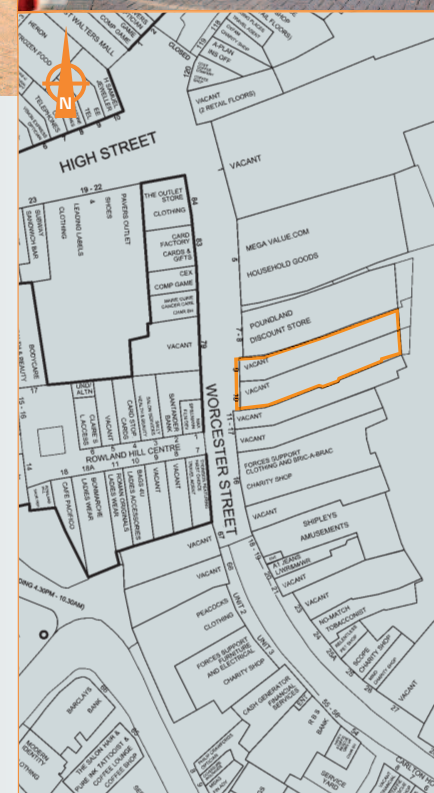
Unit No.	Floor	Use	Floor Areas (Approx)		Tenant
9	Ground First	Retail/Ancillary Ancillary	202.45 sq m 81.30 sq m	(2,179 sq ft) (875 sq ft)	<b>VACANT</b>
10	Ground First	Retail/Ancillary Ancillary	221.08 sq m 127.40 sq m	(2,380 sq ft) (1,371 sq ft)	<b>VACANT</b>
<b>Total</b>			<b>632.23 sq m</b>	<b>(6,805 sq ft)</b>	

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