

## Vacant

## Freehold Retail Opportunity

- Comprises five retail units (arranged as four shops)
- Approximately 1,623.43 sq m (17,474 sq ft)
- Located opposite the Rowland Hill Shopping Centre and close to The Swan Shopping Centre

- Nearby occupiers include Peacocks, Poundland, Santander and Wilko
- Of interest to investors, developers and owner occupiers



On behalf of  
Receivers

## 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 Railway Station

**Air:** Birmingham International Airport

## 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.

## Situation

The property is prominently situated on the east side of pedestrianised Worcester Street directly opposite Rowland Hill Shopping Centre. The property is located at the northern end of Worcester Street close to its junction with High Street and The Swan Shopping Centre which houses tenants such as Argos, Vodafone and Nationwide. Other nearby occupiers include Poundland, Peacocks, Wilko and Card Factory.

### Description

The property comprises five units arranged as four shops, providing ground floor retail accommodation and ancillary accommodation on the first floor.

## Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)		Tenant
1	Ground First	196.90 sq m 154.20 sq m	(2,119 sq ft) (1,660 sq ft)	<b>VACANT</b>
2	Ground First	128.40 sq m 124.00 sq m	(1,382 sq ft) (1,335 sq ft)	<b>VACANT</b>
3 & 4	Ground First	620.20 sq m 282.23 sq m	(6,676 sq ft) (3,038 sq ft)	<b>FORCES SUPPORT CHARITY (1)</b>
5	Ground First	62.90 sq m 54.60 sq m	(677 sq ft) (587 sq ft)	<b>VACANT</b>
<b>Totals</b>		<b>1,623.43 sq m</b>	<b>(17,474 sq ft)</b>	

(i) The tenant is holding over on two licences dated 1st February 2012 and 1st October 2012 at a total rent of £20 per annum.

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## Buyer's Legal Report Service

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**Seller's Solicitors:**

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