

# Prospect House, 25, 26 & 27 Worcester Street, Kidderminster DY10 1ED

lot 92

## Town Centre Retail and Office Investment

- Retail units with office accommodation on substantial site
- Prominent position on busy retailing thoroughfare close to The Rowland Hill Shopping Centre
- Asset management/development opportunity (subject to consents)
- Nearby occupiers include RBS, Peacocks, and Poundland

Rent £22,500 p.a.x gross, £4,000 p.a.x net (with 8,872 sq ft offered with Vacant Possession)



### 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 prominently situated at the eastern side of Worcester Street benefitting from footfall between Kidderminster Rail Station and the prime pedestrianised High Street. The property is located close to The Rowland Hill Shopping Centre which houses retailers including Bighthouse, Claire's Accessories and Santander. Other nearby occupiers include RBS, Peacocks, and Poundland.

### Description

The property comprises three ground floor retail units with self-contained office accommodation at first floor.

### Tenure

Long Leasehold. Held for a term of approximately 125 years and 1 month from 8th February 1965 until 25th March 2090 at a rent of £18,500 per annum.

### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
25	Ground	Retail	105.40 sq m	(1,134 sq ft)	<b>SCOPE (1)</b>	5 years from 26/09/2014	£12,500	25/09/2019
26	Ground	Retail	62.89 sq m	(676 sq ft)	<b>MIND (2)</b>	10 years from 25/03/2008 (3)	£10,000	24/03/2018
	First	Ancillary	34.33 sq m	(369 sq ft)				
27	Ground	Retail	388.80 sq m	(4,185 sq ft)	<b>VACANT POSSESSION</b>			
	First	Ancillary	253.20 sq m	(2,725 sq ft)				
25-27	First	Offices	182.30 sq m	(1,962 sq ft)	<b>VACANT POSSESSION</b>			
<b>Total</b>			<b>1,075.42 sq m</b>	<b>(11,573 sq ft)</b>			<b>£22,500</b>	

- (1) Scope provide support, information and advice to more than a quarter of a million disabled people and their families every year and operate around 230 charity shops across England and Wales. (Source: www.scope.org.uk 08/06/2016)
- (2) Mind is a mental health charity helping over 375,000 each year and operate around 150 charity shops across the UK. (Source: www.mind.org.uk 08/06/2016)
- (3) The lease provides an option to determine on 25th March 2017.

### For further details please contact:

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### Buyer's Legal Report Service:

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### Seller's Solicitors:

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