# Prospect House, 25, 26 & 27 Worcester Street, **Kidderminster, Worcestershire DY10 1ED**
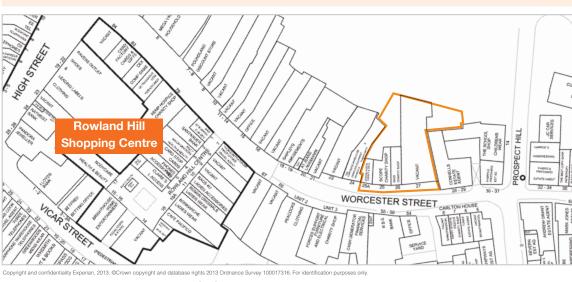
**Freehold Ground Rent Investment**

## Tenancy and accommodation

| Unit | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|------|-------|-----|-------------|---------|--------|------|-------------|---------|
| 25 | Ground | Retail | 105.40 sq m | (1,134 sq ft) | SOHO PROPERTY INVESTMENTS LIMITED | 125 years from 08/02/1965 until 25/03/2090 on a full repairing and insuring lease | £18,500 | 25/03/2015 (1) and every 25 years |
| | First | Ancillary | 48.50 sq m | (522 sq ft) | | | | |
| 26 | Ground | Retail | 62.89 sq m | (676 sq ft) | | | | |
| | First | Ancillary | 34.33 sq m | (369 sq ft) | | | | |
| 27 | Ground | Retail | 388.80 sq m | (4,185 sq ft) | | | | |
| | First | Ancillary | 253.20 sq m | (2,725 sq ft) | | | | |
| 25-27 | First | Offices | 182.30 sq m | (1,962 sq ft) | | | | |
| **Total** | | | **1,075.42 sq m** | **(11,573 sq ft)** | | | **£18,500** | |

(1) The 2015 rent review is outstanding.



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### Key Details

- **Prominent position on busy retailing thoroughfare close to The Rowland Hill Shopping Centre**

- **Part sub underlet to tenants trading as Mind and Scope**

- **Nearby occupiers include RBS, Peacocks and Poundland**

### 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 Brighthouse, 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

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion