

# Lot 89

£7,500 per annum exclusive

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

Freehold Ground Rent Investment



### Key Details

- Prominent position on main 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

### On behalf of a Major Fund Manager

#### 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 four ground floor retail units with self-contained office accommodation at first floor.

#### Tenure

Freehold.

#### VAT

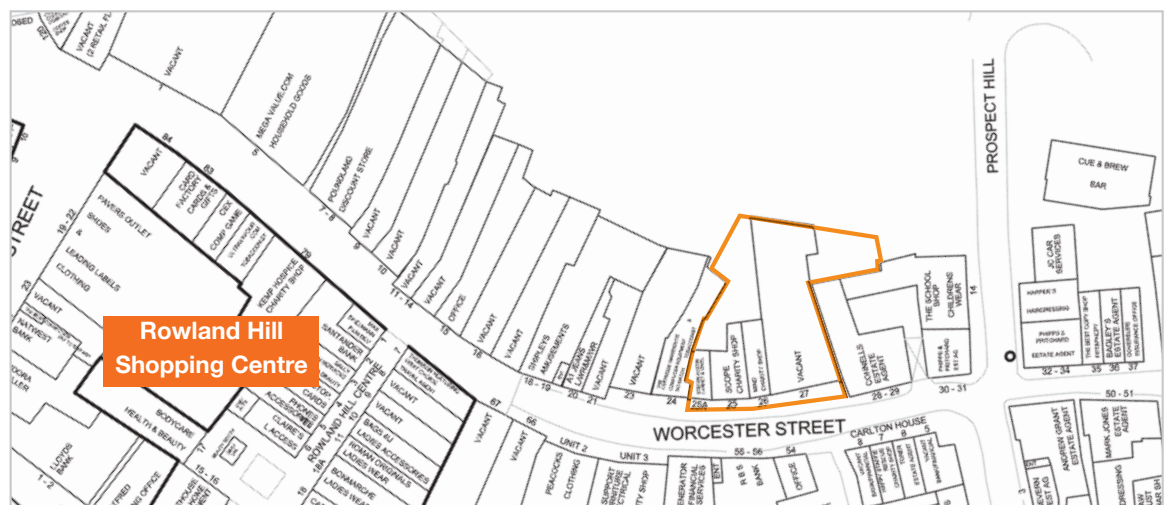
VAT is not applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
25a	Ground	Retail	34.30 sq m	(393 sq ft)	SOHO PROPERTY INVESTMENTS LIMITED	Approximately 125 years from 08/02/1965 until 25/03/2090 on a full repairing and insuring lease	£7,500	25/03/2040 25/03/2065
25	Ground First	Retail Ancillary	105.40 sq m 48.50 sq m	(1,134 sq ft) (522 sq ft)				
26	Ground First	Retail Ancillary	62.89 sq m 34.33 sq m	(676 sq ft) (369 sq ft)				
27	Ground First	Retail Ancillary	388.80 sq m 253.20 sq m	(4,185 sq ft) (2,725 sq ft)				
25-27	First	Offices	182.30 sq m	(1,962 sq ft)				
<b>Total</b>			<b>1,075.42 sq m</b>	<b>(11,573 sq ft)</b>			<b>£7,500 (1)</b>	

(1) The 2015 rent review has recently been settled at £7,500 p.a.x.



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