

## Hard Surface Land-Rear Of, 78 Mill Street, Kidderminster, DY11 6XJ

TO LET - Enclosed yard area with own direct access from the road. Approximate area 170 sq mtrs / 1830 sq ft. The area of surfaced land has previously been used for overnight parking of buses and car storage however would suit storage containers, car transporters, vehicle sales or rental, a taxi business or similar. Consent for your own portable site office if required. Own separate vehicular access to yard. Terms negotiable.

- TO LET - Hard surface yard
- Immediate occupation
- Consent for own portable site office.
- Use of communal toilet facilities.
- Own Separate vehicle access from Mill Street.
- New lease, terms negotiable.

**£6,000 per annum**

Rent  
£6,000 per annum / £500 Per calendar month.

Lease Details  
New lease available, terms negotiable.

Services  
Toilets are available on the site.

Business Rates  
The current rateable value is to be assessed. If this is your only business premises you may be eligible for rates relief. Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to [www.gov.uk](http://www.gov.uk) or [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

Legal Fees  
Prospective tenant to pay the landlords reasonable legal fees in connection with the grant of the new lease.

Money Laundering Regulations 2003  
We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you proceed with this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a letting cannot proceed.

Viewing  
Strictly by appointment with Doolittle & Dalley-01562 821600

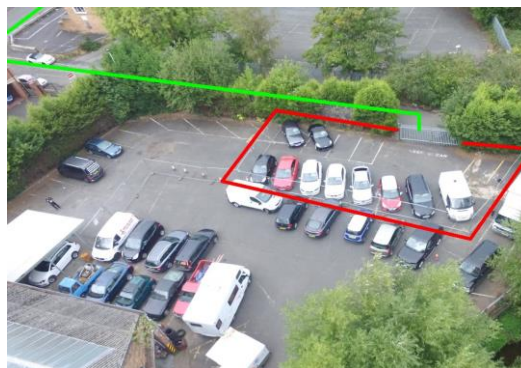
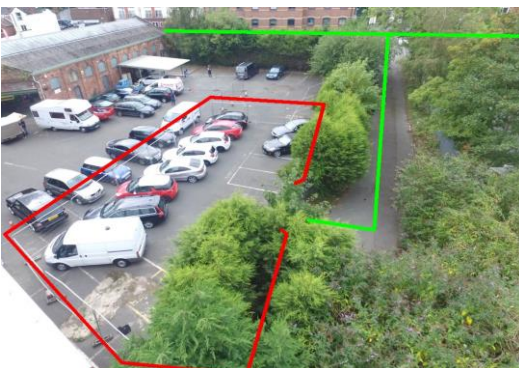
Directions  
From our Kidderminster Office at Proud Cross Ringway take the Mill Street exit and the property will be seen on the right hand side to the rear of the car sales show room.

Reference JEA/CM SEPT 2018

#### MONEY LAUNDERING REGULATIONS 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

REFERENCE KID180393



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or

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