



Belvedere House, 20 Birmingham Road, Kidderminster, DY10 2BX

TO LET: A newly refurbished and restored accommodation ideal for use as an office /consulting rooms which has been completed to a high standard within an area on the Birmingham side of Kidderminster. Prestigious accommodation under floor electric heating, double glazed with all amenities available. Allocated gated car parking space on a private carpark next to the offices.

- Ground floor accommodation
- Self contained offices/consulting rooms
- Approx 36.058 sq metres (388sq ft)
- Own cloakroom accommodation
- Kitchenette if required
- Under floor electric heating
- Gated car parking spaces on private carpark
- Superior Accommodation on busy A456
- Recently refurbished and re-decorated to a very high standard
- EPC = E

£12,000 per annum

Entrance Hall

15'9" (4.81) x 7'5" (2.26) + 6'2" (1.88) x 5'9" (1.75)
L Shaped entrance hall, newly fitted entrance door

Office 1

16'4" x 10'10" (4.98m x 3.3m)

Office 2

12'10" x 10'2" (3.9m x 3.1m)

Office 3

9'1" x 8'11" (2.77m x 2.72m)

Bathroom

With vanity sink unit and W.C.

Parking

Having gated entrance to private car park with three allocated spaces.

Rent

£12,000 per annum (£1,000 per calendar month)

Business Rates

The current Rateable Value is £3,000. The incoming tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Lease Details

Premises available on flexible terms ideally for initially two to three years.

Service Charge

A service charge will apply in relation to communal services, building insurance. Full details on request.

Legal fees

A contribution will be payable towards the Landlord's costs for the new lease.

Class Use

A2, B1, D1

Services

Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate. A Service charge will apply in relation to any communal services and building insurance. Full details on request

Fixtures & fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the lease.

Viewing

By prior arrangement with Doolittle & Dalley 01562 821600.

Reference/Deposit

Successful tenant will need to provide satisfactory references. The landlord will also require a deposit equivalent to three month's rent.

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.

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Valuation Advice for Prospective Purchasers

If you have a property to sell or rent we can provide you with a Free Market appraisal and marketing advice without any obligation.



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