



Ideal House, Ground Floor Office Suite, Mill Street, Kidderminster, Worcestershire, DY11 6XH

TO LET Ground floor office accommodation approximately 415 sq ft (39 sq m) situated on Mill Street, Kidderminster close to local amenities and a short walk from the town centre. Front entrance to hallway leading to front office with kitchenette, rear office, toilet facilities and rear exit. The premises has UPVC double glazed windows, electric heaters and door entry system in each office. Parking is available to the rear however it is NOT ALLOCATED PARKING and is not guaranteed. EPC "D"

- Ground Floor Office Suite
- Close to Kidderminster Town Centre
- Approx 415 sq ft
- Kitchenette
- Door entry system

£4,000 per annum

General

The property has UPVC double glazed windows and external doors throughout. Both offices also have a door entry system.

Rear Office

16' x 11'5" (4.88m x 3.48m)

With two windows and electric wall heaters.

Front Office

17'5" x 14'3" (5.3m x 4.34m)

Less 0.63 x 1.151 to include electric water heater or single drainer stainless steel sink unit. With two windows and electric wall heater.

Toilet Facilities

Suitable for disabled use.

Parking

There is parking to the rear but it is NOT ALLOCATED and is on a first come first served basis. No more than four vehicles to be parked at any one time.

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

Fixtures & Fittings

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

Legal Fees

Ingoing tenant is responsible for landlords reasonable legal fees.

Lease Details

The property is available on a new internal repairing and insuring lease. The tenant will be responsible for insuring the plate glass windows

Rent

£4000 per annum / £333.33 per calendar month

Business Terms

The current rateable value is Unit A £2,100 Unit B £1,675

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 or www.wyreforestdc.gov.uk

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.

Misrepresentation Act

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 warranty whatever in relation to this property.

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.

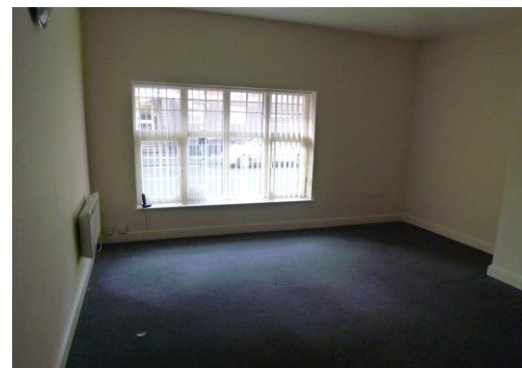
Viewings

By prior appointment with Doolittle & Dalley 01562 821600

Reference

JEA / AB November 2019

REFERENCE RPT180006



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