

# TO LET

UNITS 1 AND 2  
6 LOWER MILL STREET, KIDDERMINSTER  
WORCESTERSHIRE DY11 6UU



## COMMERCIAL UNITS

- CONVENIENT LOCATION
- AVAILABLE IMMEDIATELY
- FULLY REFURBISHED
- 401 TO 869 SQ FT
- SUITABLE FOR VARIOUS USES STPP
- MAJOR RETAILERS NEARBY

**ASKING RENT FROM £7,800 PER ANNUM**

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### LOCATION

The Property is located on Lower Mill Street in Kidderminster Town Centre. The rear of the Property is accessed via Black Horse Lane which also serves as the main access to the Weavers Wharf Shopping Centre.

Kidderminster Town Centre benefits from excellent transport links with the A456 Ring Road providing ready access to Birmingham Road (A456) and Comberton Road (A448) which lead to the M5 Motorway which is approximately 10 miles to the east.

The Property is situated within a conveniently located mixed use Commercial and Residential units. Notable Retailers in close proximity include Marks & Spencer; Boots; McDonalds and the major Banks.

### DESCRIPTION

Unit 1, fronts on to Lower Mill Street, benefits from a shop frontage with fascia sign above with a Lobby providing access to main open plan Office/Studio Area with WC to the rear. The Gross Internal Area (GIA) extends to approximately 401 sqft (37 sqm).

Unit 2, fronts on to Blackhorse Lane with a pedestrian door secured via electric roller shutter door with open plan Office/Studio Area with WC to the rear. The Gross Internal Area (GIA) extends to approximately 468 sqft (43 sqm).

### SERVICES

All main services, save for gas, are connected.

### ASKING RENT

Unit 1 - £650 per calendar month

Unit 2 - £700 per calendar month

The Units are available To Let on the basis of Internal Repairing Leases, for a term of 3 or more years.

### RATEABLE VALUES

Yet to be assessed.

### EPC

TBC

### LEGAL FEES

Each Party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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