

Lot 17

108 Coventry Street, KIDDERMINSTER,
West Midlands DY10 2BH

GUIDE PRICE: £300,000



FREEHOLD COMMERCIAL INVESTMENT LET TO BRITISH RED CROSS SOCIETY AT £19,500 PA

This freehold investment is currently let to British Red Cross Society and occupies a terraced dwelling arranged as a ground floor shop unit with ancillary storage to the first floor. The building is situated opposite the Swan Shopping Centre and close to other occupiers such as Lloyds TSB, Cheltenham and Gloucester, Boots, WH Smith and Specsavers. The entire premises is let to British Red Cross Society on a full repairing and insuring lease for a 25 year term from 24/09/88, thus having over 6 years to run. The rent is currently £19,500 per annum exclusive of rates and the lease is subject to five yearly rent reviews. The British Red Cross has nearly 35,000 trained volunteers and 2,500 staff. (www.redcross.org.uk)

LOCATION

Kidderminster is situated in the county of Hereford & Worcester, approx. 19 miles south west of Birmingham. The town is located on the A456/A442 approximately 7 miles to the west of the M5/M42 intersection. Rail services to London Euston are available in approximately 2 hours 34 minutes. Major facilities include the Weavers Wharf Retail Park and the Crossley Retail Park. The unit is located at the junction with Blackwell Street.

ACCOMMODATION

Gross Frontage: 19'

Net Frontage: 15'11

Shop Depth: 35'9

Built Depth: 56'7

First floor: 524 sf

The whole building is approx. 1182sq.ft.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Wyre Forest District Council: 01562 732928.

ADOPTED RATEABLE VALUE

£15,250

POPULATION & EMPLOYMENT

The last recorded figures show an employment rate in the area of 72% with a local population of 54,000.

VENDORS SOLICITORS

Mr.U.Radia

Irving's Solicitors

Scottish Provident House, 76/80 College Road

Harrow, Middlesex HA1 1BQ

0208 427 6600

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■