

TO LET

**BOUCHER TEXTILES
BUILDING, GREEN STREET,
KIDDERMINSTER DY10 1JN**

Halls¹⁸⁴⁵

COMMERCIAL



Commercial warehouse/development opportunity

- Excellent road presence/frontage
- Iconic local property
- 857.6 m sq (9,231 sq ft)
- Huge development potential, subject to planning consents
- On site parking available



Rent: On application

hallsgb.com

01562 820 880

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LOCATION

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) south-west of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2011 census recorded a population of 55,530 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000.

The property is prominently positioned fronting onto Green Street, by the entrance of the Morrisons store with the shoppers car park positioned to the rear of the property.

The location is also home to Kidderminster College nearby, and the railway station.

DESCRIPTION

The property comprises a former textiles warehouse, with predominantly open plan accommodation set out over three floors. The building offers considerable natural light, with windows fronting Green Street.

The Space would lend itself to a variety of uses, subject to statutory consents, and holds 12 parking spaces to the rear.

ACCOMMODATION

The accommodation is set within a two and three story building offering a total gross internal floor area of 857.6 sq m (9,231 sq ft).

TENURE

The property is available on a new Tenant's Full Repairing and Insuring lease for a term to be agreed. Clients may consider a long leasehold structure - depending on level of investment and proposed use.

RATEABLE VALUE

We have made verbal enquiries to the Local Authority and have been advised as follows:

Rateable value 2017/18: £12,000

Rates payable 2017/18: £5,592

Interested parties should make their own enquiries to the Local Authority.

PLANNING

We understand the existing use is within Class B2 of the Town and Country Use Classes Order 1987.

Interested parties should make their own enquiries to the local planning authority.

EPC

To order.

SERVICES

(Not tested at the time of our inspection)

Water, electricity and drainage are understood to be connected to the property.

LEGAL COSTS

Each party to be responsible for their own legal costs in the granting of a new lease.

FINANCIAL ACT 1989

All figures are quoted exclusive of Vat. Any intending purchasers should satisfy themselves independently as to Vat in respect of any transaction.

VIEWING

Strictly by prior arrangement via the sole agents.

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Huw Bevan

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Rebecca Welch

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