



FOR SALE/ TO LET

SELF CONTAINED 3 STOREY OFFICE BUILDING WITH SECURE YARD

**75 MILL STREET
KIDDERMINSTER, DY11 6XJ**



6,862 sq. ft. (637.52 sq. m.)

Approx. Gross Internal Area

On a site area of 1.38 acres (0.55 ha)

*** Suitable for potential redevelopment and a variety of uses, subject to planning**

*** Secure 1.38 acre (0.55 ha) site**

*** Price: Offers in the region of £600,000, exclusive**

*** Rent: £55,000 per annum, exclusive**





Location:

The property is situated on Mill Street, Kidderminster. Mill Street is in close proximity to the A456 St Marys Ringway which provides direct access to all main arterial routes running in and out of Kidderminster. It also connects directly to Junction 3 of the M5 Motorway being approximately 9 miles distant and on to Birmingham City Centre approximately 13 miles to the east.

Description:

The premises comprise a three storey brick built office building with pedestrian access from Mill Street.

The offices generally comprise of the following specification:

- Predominately cellular accommodation.
- WC Facilities on each floor.

Externally a secure tarmacadam site is included at the rear of the office building.

Accommodation:

Floor/ Level	Sq.m.	Sq.ft.
Basement	123.16	1,326
Ground Floor	257.18	2,768
First Floor	257.18	2,768
Total Approx. GIA	637.52	6,862

Tenure:

The property is available on a freehold basis.

Price:

Offers based on £600,000, exclusive

Rent:

£55,000 per annum, exclusive

Planning:

The property could suit a variety of potential uses subject to planning.

Interested parties should make enquiries to Wyre Forest District Council Planning Department.

Rates:

Rateable Value (2017): £51,500

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

EPC:

EPC Rating: **D** (98)

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com

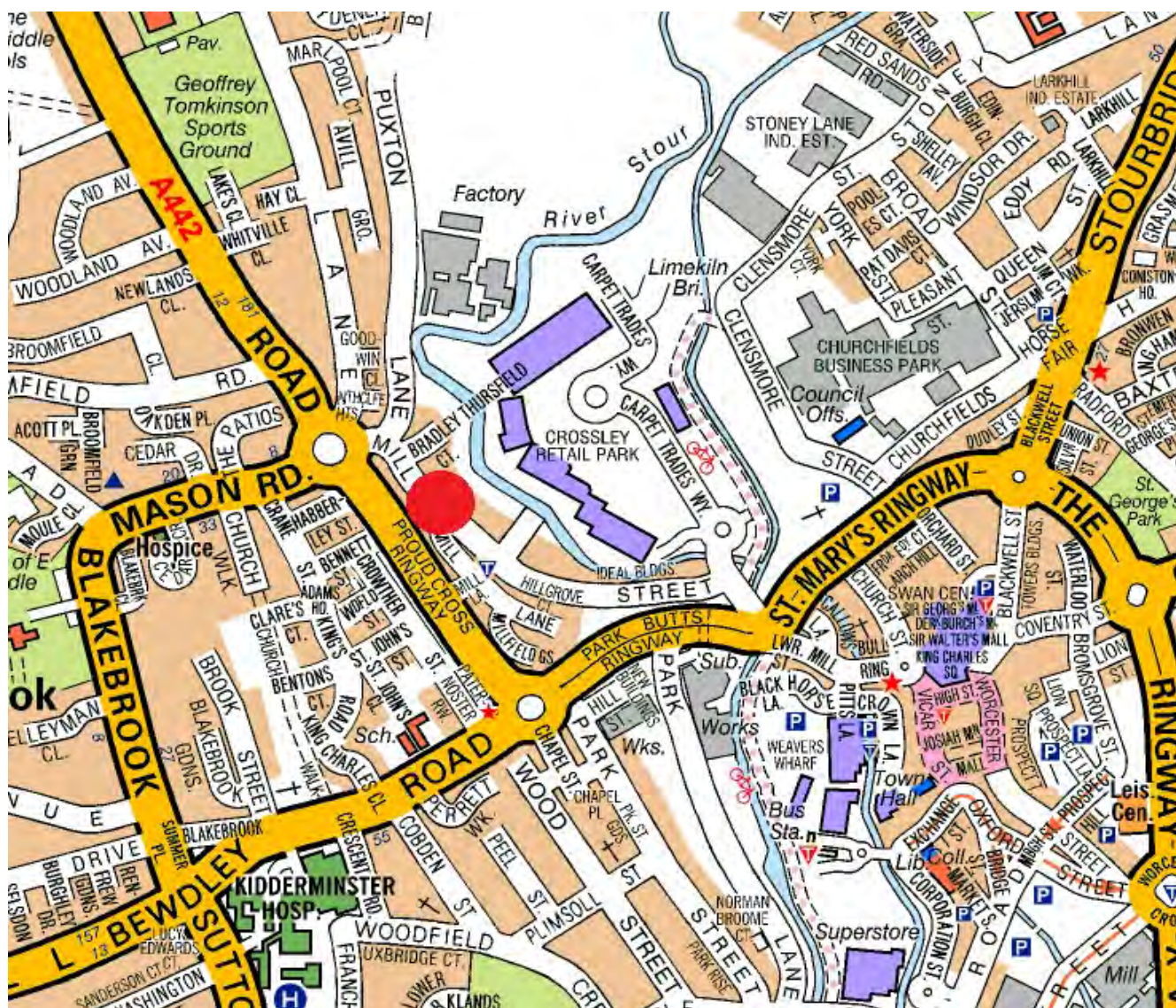
Ref: G5534

Date: September 2017

Subject To Contract

On behalf of:





75 Mill Street
Kidderminster
DY11 6XJ

N



Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY