



## TO LET – RETAIL UNIT

# Kidderminster Station

DY10 1QZ



Operated by West Midlands Trains

### Location:

Kidderminster Station is located to the east of the town centre, close to the A451 ring road. The retail unit forms part of the £4.3m station redevelopment including a new concourse and external glazing.

**916,000 +**  
**Annual Footfall\***

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

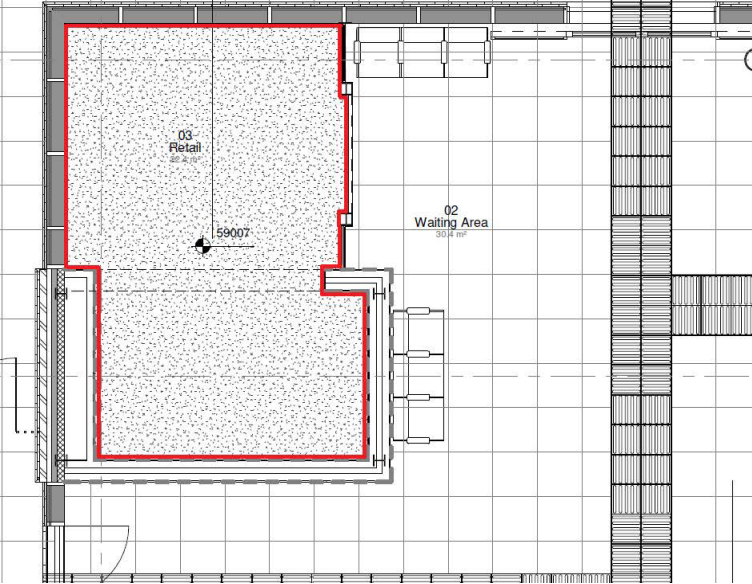
### Description:

The retail unit is located within the main concourse and is adjacent to the waiting area.

Would suit a grab and coffee or food operator.



\* Footfall figures from the Office of Rail & Road for 2022/23



**Property:**

The premises comprise a retail unit with roller shutter.

Subject to inspection, the net internal floor area is documented as follows:-

**Unit Size:**

Retail Unit: 22 sq.m. 236 sq.ft.

**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

**Rates, Services & Insurance**

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

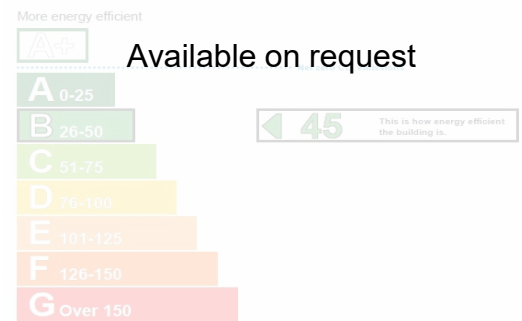
**EPC:**

Energy Performance Certificate Non-Domestic Building

RETAIL UNIT 1  
Cambridge North Station  
Cowley Road  
CAMBRIDGE  
CB4 6WZ  
Certificate Reference Number:  
0098-9420-5130-7890-6813

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**



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