



11 Comberton Place, Comberton Hill,
Kidderminster DY10 1QR

**G HERBERT
BANKS**

EST. 1898

11 Comberton Place,
Comberton Hill,
Kidderminster DY10 1QR

Commercial Premises suitable for Retail & Office use

- Accommodation 55m² (592 ft²) NIA
- Self-Contained Suite
- One Allocated Parking Space
- Adjacent to Kidderminster Railway Station

Bromsgrove 9 * Droitwich 11 * Worcester 14 ½
Approximate Distance in Miles

Situation

The premises are located overlooking and set back from the A448 Comberton Hill, which leads from Kidderminster ring road in the Bromsgrove direction. Comberton Hill is a busy local shopping parade with a variety of occupiers. Immediately adjacent food and beauty retailers. The property is also next to the Magistrates Court, Kidderminster Railway Station and Severn Valley Heritage Steam Railway.

The property is ¼ mile west of Kidderminster Town Centre, which is currently undergoing a period of regeneration, having benefitted from £36 million of grant funding.

Description

The premises comprise of a ground floor commercial premises, with glazed frontage and two entrance doors. Currently divided into three principle offices there is also a store room, W.C and good sized kitchen area. There is access to the rear of the property, leading to a bin store area.

One parking space is allocated to the private car park at the end of the terrace.

Accommodation

Net internal area 55m² (592 ft²)

GENERAL INFORMATION

Tenure

The property is available with vacant possession on an internal repairing and insuring lease for a term of 3 or 6 years.

Guide Rental

£7,500 per annum plus VAT

VAT

We are informed by the Landlord that the premises is subject to VAT.

Service Charge

Current service charge is £xxxxx per annum – to be confirmed

Energy Performance Certificate

EPC rating E

Rating Assessment

In the current rating list the premises has a rateable value of £5,200.

Legal Costs

Legal costs are £450 plus VAT

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

Services

We understand that electricity, water and drainage are connected to the premises.

Viewing

Strictly by prior arrangement with the sole Agents.

Contact: Nick Jethwa

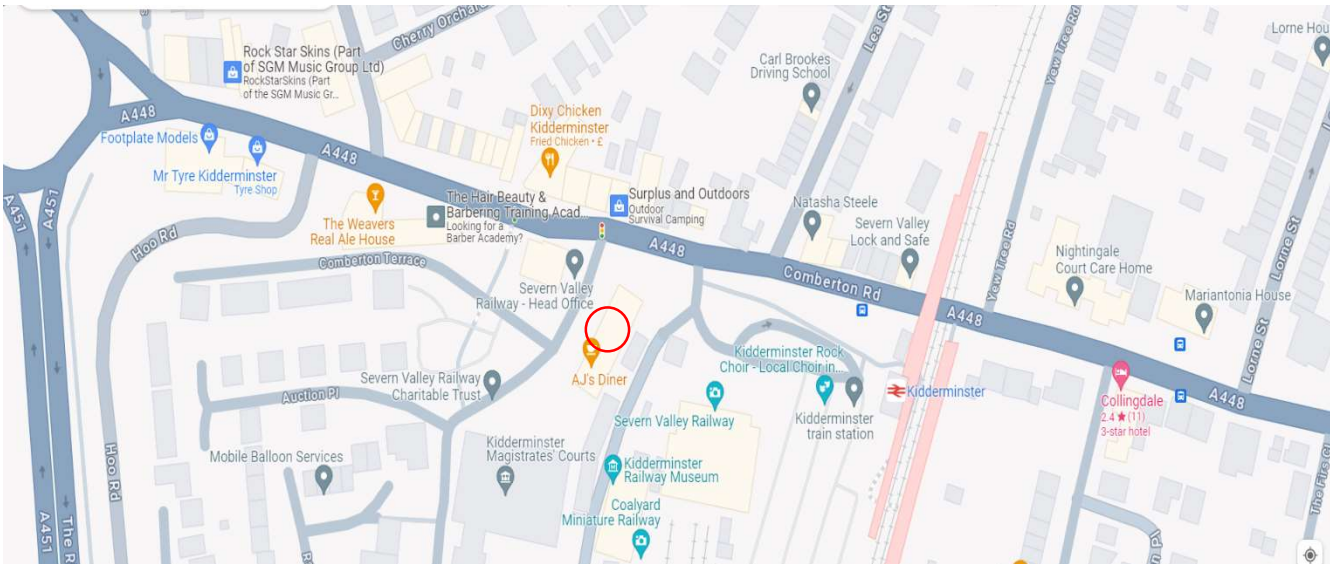
Email: nj@gherbertbanks.co.uk;

And Joshua Phillips

Email: jp@gherbertbanks.co.uk

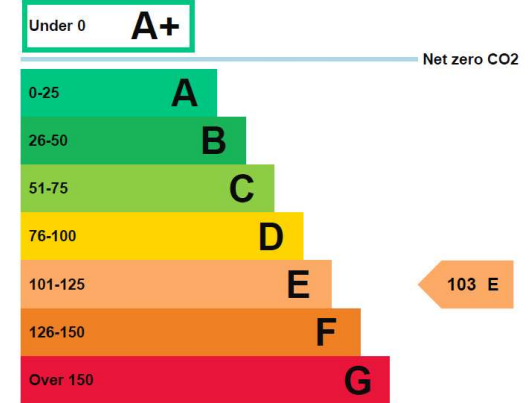
Directions

What 3 Words **overnight.narrow.final**



Energy rating and score

This property's energy rating is E.



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