



112 / 113 COVENTRY STREET, KIDDERMINSTER, DY10 2BH

FOR SALE

MULTI LET OFFICE / RETAIL
INVESTMENT OPPORTUNITY

INCOME

Currently producing £42,600 per annum.

FOR SALE

OFFERS IN THE REGION OF
£375,000

Asset management opportunities
available

Suitable for other uses (STP)

Multi let office / retail investment
opportunity

Rare Freehold opportunity

Location

The premises are situated in the centre of Kidderminster overlooking the corner of Coventry Street and Blackwell Street. Nearby is the Blackwell Street multi-storey car park and the larger open surfaced car-parks on Bromsgrove Street.

Description

The property comprises 2 ground floor retail units let to 2 separate occupiers with 5 offices suites above. The office suites are let to 2 separate occupiers with 1 suite currently vacant.

Accommodation

112 Coventry Street	804 sq ft
113 Coventry Street	260 sq ft
Office Suite A	472 sq ft
Office Suite B	572 sq ft
Office Suite C	96 sq ft
Office Suite D	1,136 sq ft
Office Suite E	91 sq ft

Total NIA (Approx.) **3,431 sq ft**

For Sale

Offers in the region of **£375,000**. A purchase at this level reflects a NIY of **10.92%** assuming purchaser's costs of 4.00%.

Tenure

Freehold.

Tenancies

A copy of the tenancy schedule can be found overleaf.

V.A.T.

The property is not registered for VAT purposes.

Energy Performance Certificate

Please contact the agent for further details.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

Viewing

Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson
01384 395 323
07794 784 370

tom@michaeljohnsonandco.com

Mike Johnson
01384 395 323
07970 910 135

mike@michaeljohnsonandco.com

Suite	Tenant	Lease Terms			Break Option	Rent Review		Current Rent pa £	Notes
		Period Yrs.	From	To		Period Yrs.	Review Dates		
112 Coventry Street	Mr. Adrian Lock	6	09/02/2024	08/02/2030	09/02/2027	3	09/02/2027	£10,400	Excl. from the Landlord & Tenant Act 1954. FRI. Fixed rental increase to £11,400 pa on anniversary of 3 rd year of the lease
113 Coventry Street	Alan Warwick Limited	10	25/03/16	24/03/26	-	5	25/03/21	£13,700	FRI.
Suite A	VACANT							£5,000	Vendor will provide a £5,000 12 month rental guarantee.
Suite B & Suite C	Mrs Sindhu Joseph	3	12/04/2024	11/04/27	12/04/2025 (L&T) 12/04/2026 (L&T)	-	-	£6,000	Excl. from the Landlord & Tenant Act 1954. Internal Repairing + Schedule of Condition. Rent incl. office ins. & utilities up to £1000 pa. Over that – tenant to pay in 7 days. Sublet of Suite C permitted to Shelter Tech UK Ltd – outside Landlord & Tenant Act 1954.
Suite D & Suite E	GW Consulting Engineers Ltd	6	10/11/23	09/11/29	10/11/2026	-	-	£7,500	Excl. from Landlord & Tenant Act 1954. FRI. £1,500 rental deposit. Fixed Rental increase to £8,500 pa on anniversary of 3 rd year of the lease.
							Current Rent PA	£42,600	
							Rent after uplifts	£44,600	

