



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

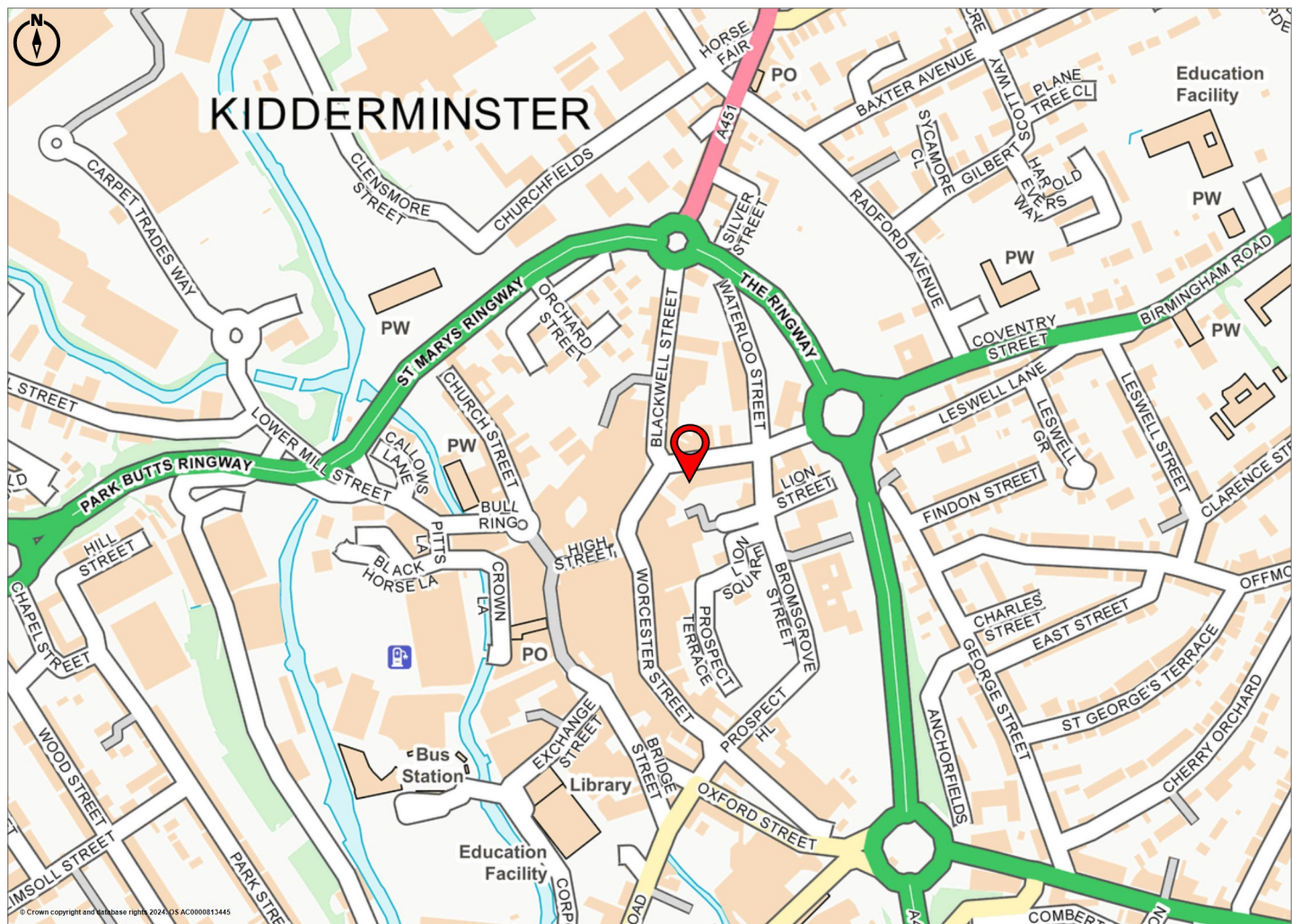
Please contact the sole agents Michael Johnson and Co. on the following details:

Tom Johnson  
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07794 784 370  
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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 <sup>rd</sup> 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 <sup>rd</sup> year of the lease.
							Current Rent PA	£42,600	
							Rent after uplifts	£44,600	





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**Promap**

● LANDMARK INFORMATION

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Plotted Scale - 1:6500. Paper Size - A4