

Centre Occupiers Include:



Local Occupiers Include:



24 HOUR
GROUND FLOOR ACCESS



RETAIL & LEISURE UNIT

14,456 sq.ft
(1,343 sq.m)

TO LET

**M Weavers Wharf, Kidderminster,
Worcestershire, DY10 1AA**

- Catchment of 460,000 people*
- Adjacent to popular bus station
- 1 mile from Kidderminster train station
- Excellent signage opportunities

LCP
part of M'Core

**01384
400123**

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14,456 sq.ft
(1,343 sq.m)
TO LET



Weavers Wharf Amenities

- Central location with safe, well-lit secure parking adjacent.
- Nearby prime restaurant representation / evening trade.
- Limited competition.
- TruGym and TK MAXX adjacent.
- Busy retail location with good footfall throughout the day.
- Good connectivity with the town centre.
- Huge high level signage potential – reserved zones.
- Clear space with eaves height of 7m
- Self-contained accommodation with lift, stair and escalator access from ground floor.
- Lift for rear servicing.



First Floor
14,456 sq.ft
(1,343 sq.m)

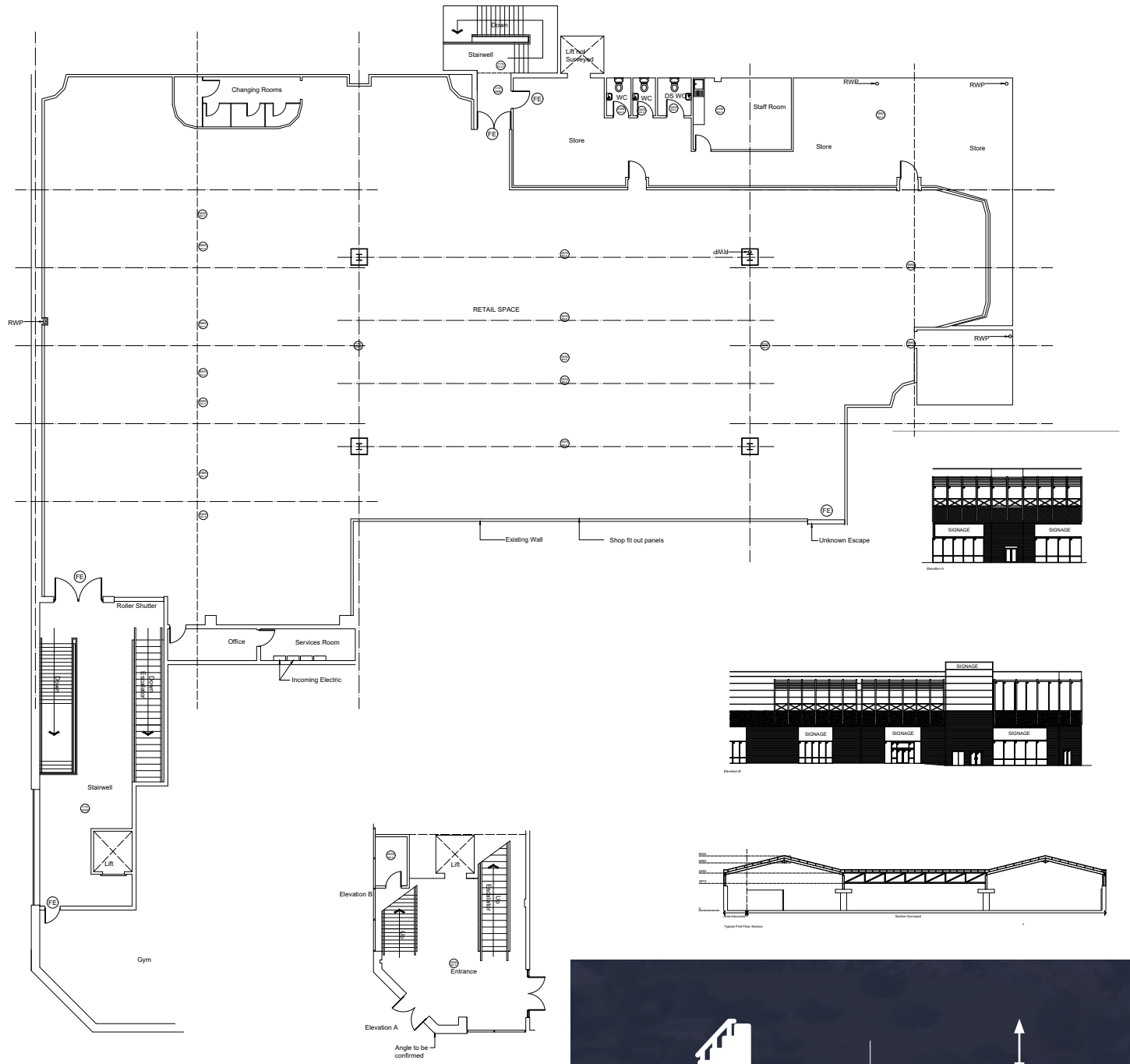
Rent
£75,000 per annum
Rateable Value
£78,500
Service Charge
£19,566
EPC
C - 59

SPORTS DIRECT	UNIT 16 10,629 sq.ft (987 sq.m)
Holland & Barrett	UNIT 13 1,842 sq.ft (171 sq.m)
truGym	UNIT 11a 24,886 sq.ft (2,312 sq.m)

M&S	UNIT 18-19 21,342 sq.ft (1,983 sq.m)
KFC	Pump House 4,974 sq.ft (462 sq.m) <i>COMING SOON</i>
Boots	UNIT 15 9,012 sq.ft (837 sq.m)
COSTA	UNIT 12 9,012 sq.ft (837 sq.m)
b&m	Slingfield Mill 32,627 sq.ft (3,031 sq.m) <i>COMING SOON</i>
NEXT	UNIT 17 10,611 sq.ft (986 sq.m)
JD	UNIT 14 5,068 sq.ft (471 sq.m)
TKmaxx	UNIT 11 18,485 sq.ft (1,717 sq.m)


8+ LOCATIONS
OF SIGNAGE POTENTIAL






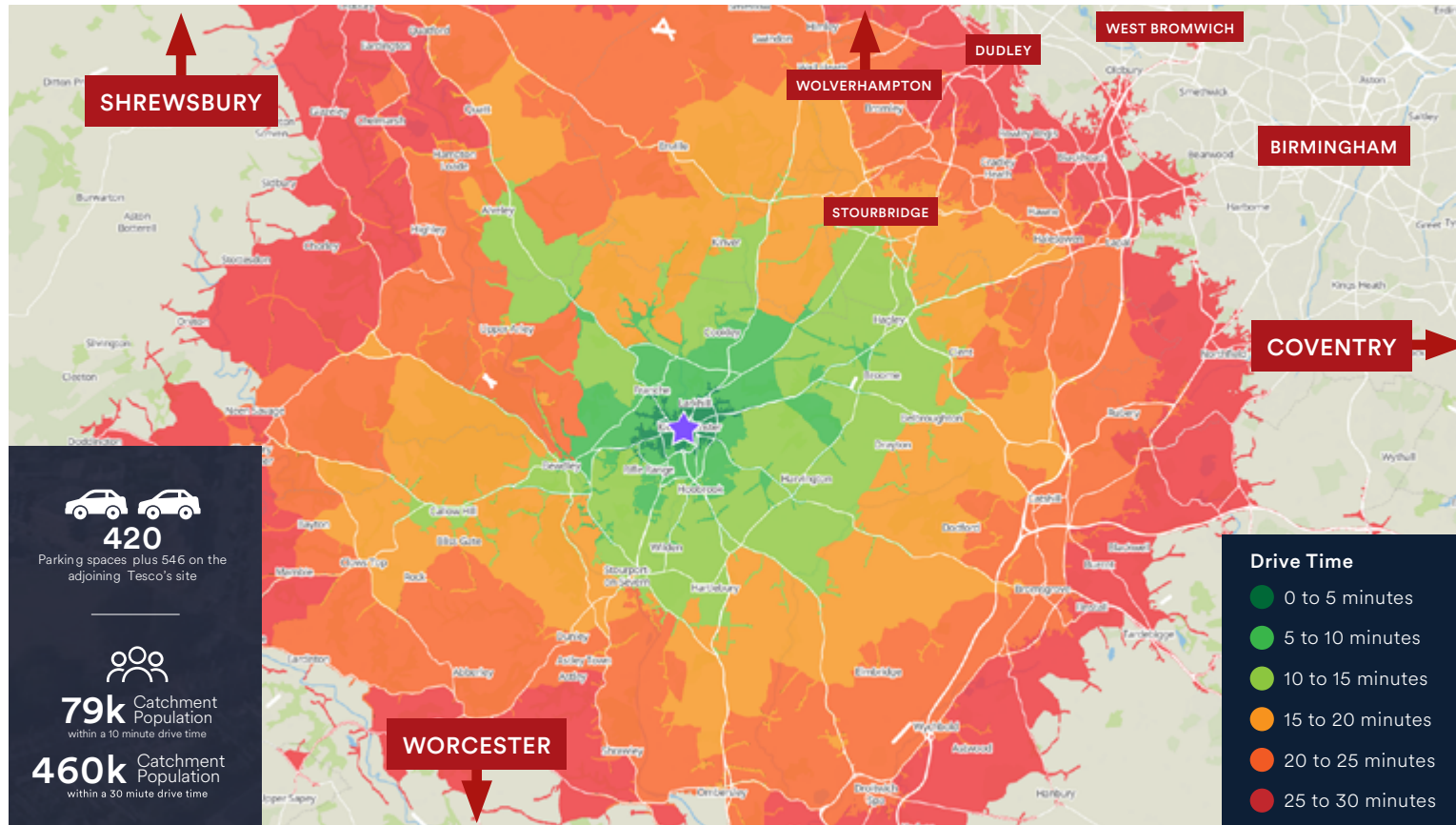
First Floor Plan - 14456 sq. ft.

Ground Floor Plan - 818sq. ft.


**Escalator, Lift
and Stair access**


**7m Eaves
Height**

M Weavers Wharf, Lower Mill Street, Kidderminster, Worcestershire, DY11 6UU



420
Parking spaces plus 546 on the adjoining Tesco's site

79k Catchment Population within a 10 minute drive time

460k Catchment Population within a 30 minute drive time

Distance (estimated miles)

Merry Hill	10 Miles (25 mins)
Dudley Town Centre	13.9 Miles (33 mins)
Birmingham City Centre	17.7 Miles (41 mins)
Worcester	15.4 Miles (31 mins)
Wolverhampton	16.8 Miles (40 mins)
Coventry	45.3 Miles (59 mins)

* Estimated figures based on drive time

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19-01-24 JAN 2024

Viewing

Strictly via prior appointment with the appointed agents:

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