



The Pump House, Weavers Wharf, Kidderminster, DY10 1AA

A 1,568sqft retail unit set within the heavy footfall retail park of Weavers Wharf.

Summary

Tenure	To Let
Available Size	1,598 sq ft / 148.46 sq m
Rent	£32,000 per annum
Service Charge	N/A
Rateable Value	£35,750 Based on a split of the existing 2023 VOA assessment.
EPC Rating	C

Key Points

- Kidderminster Retail Park
- Significant Car Parking
- Fit-Out Ready
- Plentiful Amenities and Transport Links
- Heavy Footfall
- Well Maintained
- National Existing Occupiers

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DESCRIPTION

The Pumphouse, formerly a Frankies & Benny's restaurant is a recently light-refurbished retail unit within the Weavers Wharf Retail Park. The 1,568sqft unit is prepared for fit-out and comes equipped with floor to ceiling double glazing frontages, rear access and immediate parking.

Weavers Wharf boasts a strong mix of high-quality retailers, national chains, and food & beverage outlets, making it an attractive destination for shoppers. Anchor tenants include well-known brands such as Marks & Spencer, Next, and TK Maxx, complemented by popular eateries like Costa Coffee, Pizza Hut and Mcdonalds. With a diverse offering of fashion, homeware, and dining options, the park caters to a broad demographic profile.

LOCATION

The Pumphouse is located within Weavers Wharf Shopping Centre, a prime retail and leisure destination situated in the heart of Kidderminster, Worcestershire. Kidderminster has a population of approximately 57,000 residents (2021 Census), with a wider catchment area of over 150,000 people within a 20-minute drive time.

Strategically Positioned

The site benefits from excellent connectivity to the regional and national road networks. Kidderminster is well-served by the A456 and A449, two key arterial routes linking the town to surrounding areas:

M5 Motorway: Junction 4 (via the A491) and Junction 6 (via the A449) are approximately 10 miles and 14 miles away, respectively.

M42 Motorway: Junction 1 is around 13 miles to the northeast, providing direct access to the Birmingham conurbation and wider Midlands region.

Public Transport Links

Kidderminster Train Station is located approximately 0.6 miles (a 12-minute walk) from Weavers Wharf, offering frequent services to major destinations, including:

Birmingham Snow Hill and Moor Street: Approximately 40 minutes

Worcester Foregate Street: Approximately 25 minutes

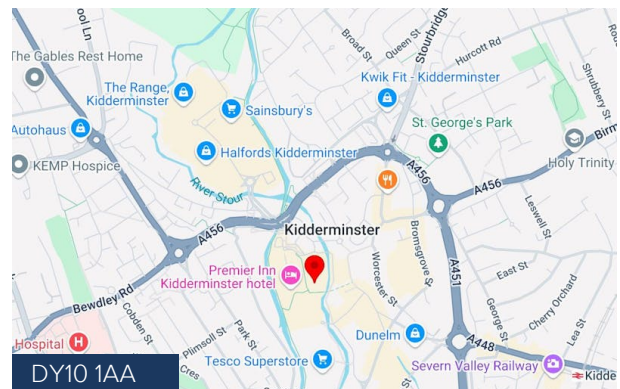
London Marylebone (via Birmingham): Around 2 hours

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The property is to be let on a short Full Repairing and Insuring (FRI) based lease for a term of 12 months.



Viewing & Further Information

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