

FOR SALE

72 Mill Street, Kidderminster DY11 6XJ

Halls

COMMERCIAL



Recently refurbished mixed commercial/residential property

- Extensive residential accommodation (4 bedroom flat and 1 bedroom studio)
- Ground floor retail unit benefitting from valuable A5 (takeaway) planning consent
- 4 designated on site parking spaces

Price: Offers invited in excess of £300,000 (Exclusive)

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LOCATION

The property is prominently located on Mill Street on the northern edge of Kidderminster Town Centre, close to Crossley Retail Park.

Mill Street links Franche Road (A442) with St Mary's Ringway (A456), benefitting from excellent access to the local road network and the M5 and M42 motorways to the east.

Nearby occupiers include a mixture of residential and commercial uses including Currys, Sainsbury's, Halfords and The Range.

Kidderminster is an established market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles (27 km) southwest of Birmingham city centre and approximately 15 miles (24 km) north of Worcester city centre.

The 2011 census recorded a population of 55,530 in the town, which forms the majority of the Wyre Forest Conurbation, an urban area of 99,000.

DESCRIPTION

A prominent and extensively refurbished mixed commercial/residential three storey end-terraced property of brick elevations under a pitched and tiled roof.

The ground floor consists of commercial accommodation extending to 492.8 sq ft (45.8 m sq) and comprising a sales floor fronting Mill Street and to the rear kitchen/office and WC. The unit benefits from (A5) takeaway planning consent.

To the first and second floor directly above the ground floor unit is a 4 bedroom apartment, with first floor accommodation comprising kitchen, hall, bathroom and double sitting rooms and second floor 4 double bedrooms.

To the rear of the property is a detached duplex studio apartment with ground floor accommodation comprising kitchen, bathroom and reception room and to the first floor, a double bedroom. The property benefits from four off-road designated parking spaces.

ACCOMMODATION

(All measurements are approximate only)

	sq ft	m sq
GROUND FLOOR (TAKEAWAY)	492.8	45.8

APARTMENT:

First Floor	503.1	46.7
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Kitchen

Hall

Bathroom

Reception Room

Sitting Room

Second Floor 517.6 48.1

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

STUDIO APARTMENT

Ground Floor 304 28.2

Reception Room

Kitchen

Bathroom

First Floor 178.1 16.5

Bedroom 1



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PRICE

Offers in excess of £300,000 (Three hundred thousand pounds only) for the freehold interest held Title Number WR105006

PLANNING

Prospective purchasers are to make their own enquiries to the local planning authority. It is understood that the property benefits from planning consent for A5 (Takeaway) use on the ground floor and C3 (Residential) on the upper and rear floor.

Interested parties are advised to make their own enquiries to the local authority.

TENURE

The property is to be sold Freehold with vacant possession. Title Number WR105006

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local authority and have been advised as follows: -

Business Value (2018/19):	£6,700
Rates payable (2018/19):	£3,082

Studio flat:	Council Tax Band - To be assessed
Four bedroom flat:	Council Tax Band - To be assessed

However interested parties should make their own enquiries to the local authority.

EPC

To order.

SERVICES

Not tested at the time of our inspection. All main services are understood to be available.

LEGAL COSTS

Each party to pay their own legal costs in respect of the transaction.

VAT

It is understood that the property is not elected for VAT.

LOCAL AUTHORITY

Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF
Telephone: 01562 732928

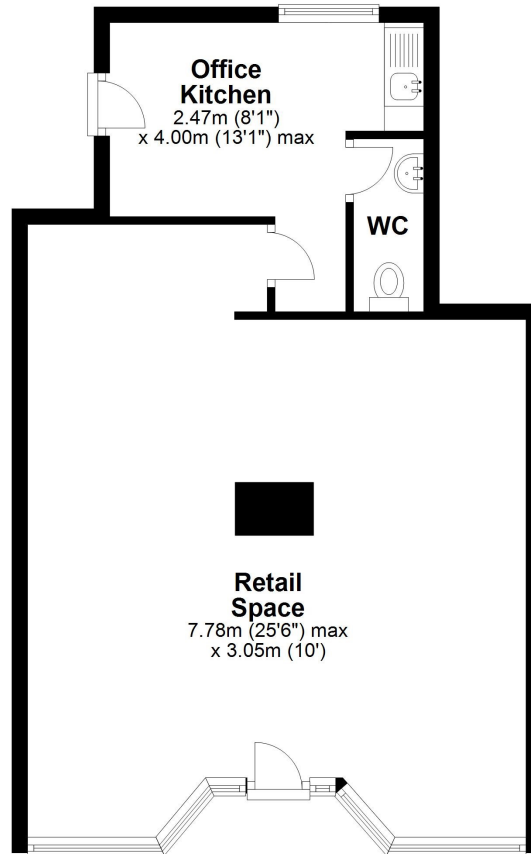


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Floor Plan

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 45.8 sq. metres (492.8 sq. feet)

Mill Street, Retail

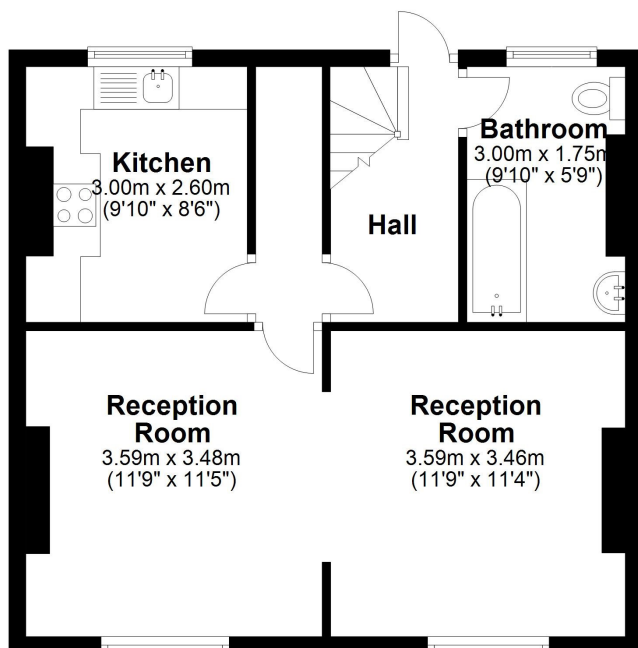


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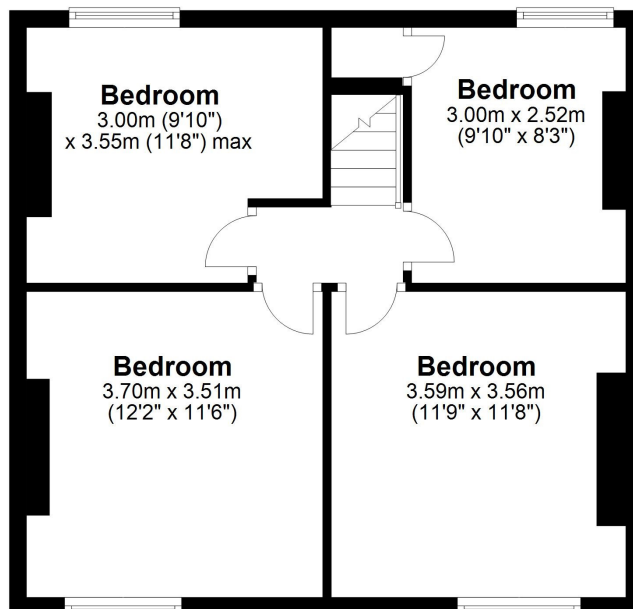
First Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



Second Floor

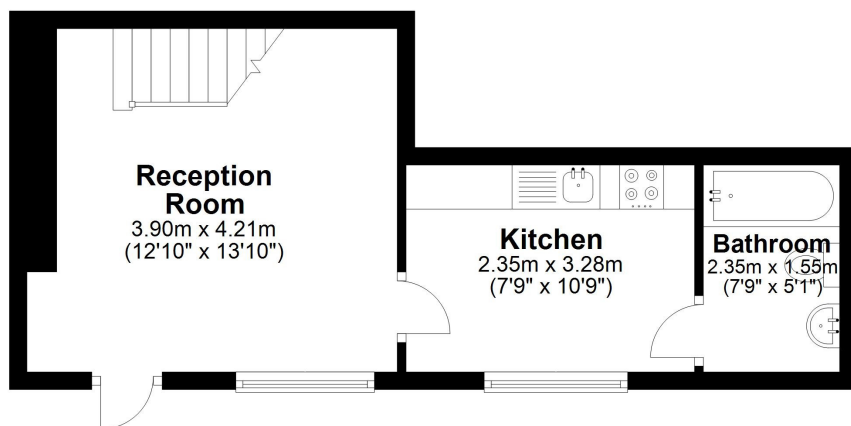
Approx. 48.1 sq. metres (517.6 sq. feet)



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)
72a Mill Street, Kidderminster

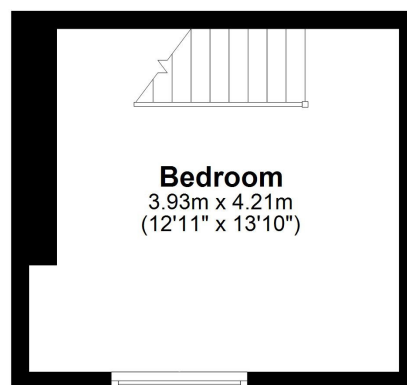
Ground Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



First Floor

Approx. 16.5 sq. metres (178.1 sq. feet)



Total area: approx. 44.8 sq. metres (482.1 sq. feet)
72b Mill Street, Kidderminster

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RICS

the mark of
property
professionalism
worldwide

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