

1-3 Oxford Street, Kidderminster, Worcestershire, DY10 1BB

FREEHOLD FOR SALE

**TOWN CENTRE RETAIL PREMISES WITH
SELF-CONTAINED FLATS**

**PROPERTY SUITABLE FOR ALTERNATIVE USES,
SUBJECT TO PLANNING**

Guide Price: £600,000

LOCATION

The premises are situated with frontage along both Oxford Street and Worcester Street within Kidderminster town centre.

DESCRIPTION

The premises comprise a substantial three storey mixed use retail and residential property having one retail unit with frontage onto Oxford Street together with second and third retail units fronting Worcester Street. On the second floor there are two open plan rooms along with two, two bedroom apartments together with an outside decking area.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

RETAIL PREMISES		
GROUND FLOOR		
Net Sales	1,948 sq ft	180.96 sq m
Offices	278 sq ft	25.8 sq m
Kitchen	254 sq ft	23.6 sq m
1st FLOOR		
Net Sales	5,644 sq ft	524.4 sq m
2nd FLOOR		
Net Sales	1,494 sq ft	138.8 sq m
Kitchen	168 sq ft	15.6 sq m
Outdoor Area		
LIVING ACCOMODATION		
2 x 2 bedroom apartments complete with lounge, kitchen and main bathroom.		
TOTAL ACCOMMODATION	14,258 sq ft	1,324.6 sq m

Midlands Office
485 Birmingham Road,
Bromsgrove, B61 0HZ

London Office
40 St James's Place
London, SW1A 1NS

T. 0330 024 3000
E. commercial@andrew-grant.co.uk
andrew-grant.co.uk

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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



TENURE

Freehold

RATING ASSESSMENT

Interested parties are advised to make their enquires direct with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

Commercial: The property has a rating of 86 (Band D). A copy of the Energy Performance Certificate is available upon request.

Residential: The property has a rating of 45 (Band D). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the purchase price. However, interested parties are required to make their own enquiries.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Purchaser.

VIEWINGS

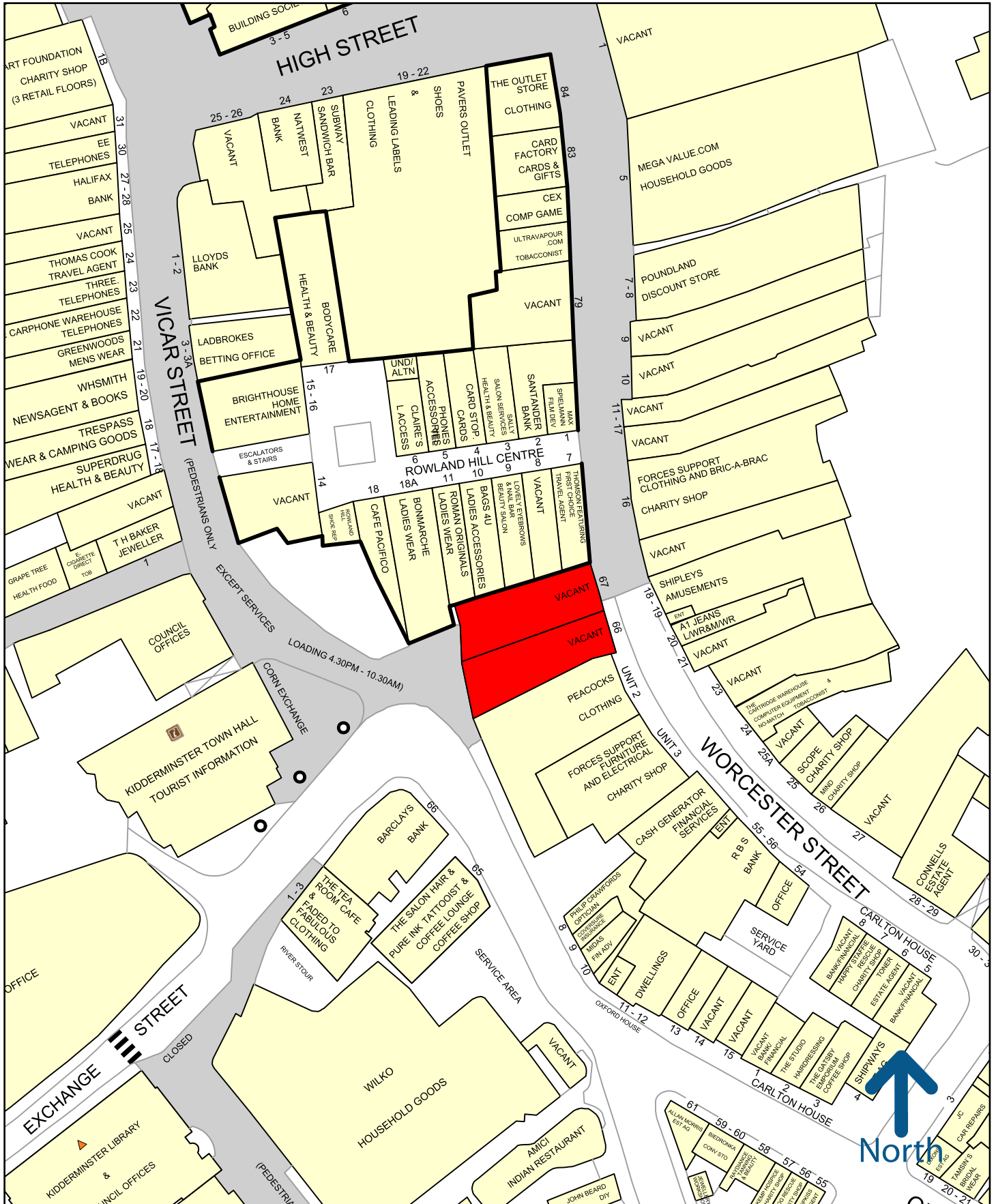
Strictly by prior appointment with the sole selling agents Andrew Grant Commercial

Telephone: 0330 024 3000.

Email: commercial@andrew-grant.co.uk







50 metres

Experian Goad Plan Created: 15/03/2017
Created By: Andrew Grant

