

19-22 High Street, Kidderminster, Worcestershire, DY10 2DJ



FOR SALE

Part Income Producing / Residential Conversion Opportunity

Planning Granted for 13no. Apartments

Location

The property occupies a prime position in the heart of Kidderminster Town Centre and close to a number of High Street retailers and banks including Poundland, Vision Express, Greggs, EE, Vodafone, O2, Natwest, Nationwide and Pandora.

Description

The property occupies a prominent position within Kidderminster High Street and benefits from an extended frontage onto the High Street and a rear entrance into the Rowland Hill Shopping Centre, as well as a dedicated rear service yard accessed via Vicar Street.

The subject property also benefits from an internal service lift from service yard (basement) to first floor.

The property was formerly home to Marks & Spencer with the ground floor now let to Mikeys Boxing Gym.

The upper floors are vacant, and consent has been granted to convert the uppers to residential.

The scheme allows for the conversion of 13no. apartments comprising 3x1 bed, 9x 2bed and 1x3 bed - plans are available from the agent upon request.

Each flat would have its own private access via existing internal and external openings.

The existing openings within the building would provide natural light into each proposed flat.

Accommodation

Ground Floor	15,992 ft2	1,485.7 m2
First Floor	14,313 ft2	1,329.7 m2
Second Floor	2,996 ft2	278.3 m2
Total Floor Area	33,301 ft2	3,093.7 m2

Site Area: 0.376 acres (0.152 hectares)



Tenancy

The ground floor is let to Mikeys Boxing Gym on a 5-year lease from December 2022 at a rental of £40,000 per annum exclusive.

Planning Permission

Planning has been granted for the conversion of the upper floors to provide 13no. apartments comprising 3x1 bed, 9x 2bed and 1x3 bed - Planning Ref: 23/0463/PNC and 23/0706/FUL.

Proposal

Unconditional offers at £650,000 are sought, subject to contract.

Tenure

Freehold - Title Number HW26866

VAT

All figures' quotes are exclusive of VAT. It is envisaged the sale will be treated as a TOGC which will negate the need for VAT to be payable on the purchase in any event.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Availability

The property is available immediately upon completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on:
0121 638 0500