

FOR SALE VIA AUCTION

Freehold

SW
Sanderson
Weatherall

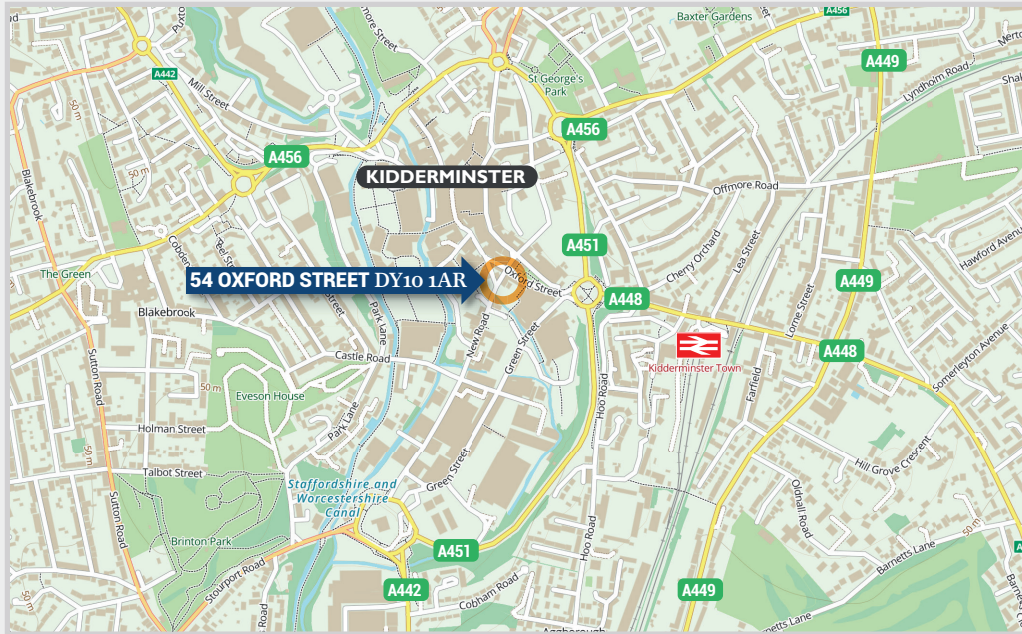


- End of terrace retail unit / showroom
- Prominent town centre location
- Opportunities for refurbishment, sub-division and redevelopment
- Sale on behalf of LPA Receivers

54 Oxford Street, Kidderminster, Worcestershire, DY10 1AR

SW
sw.co.uk

Location

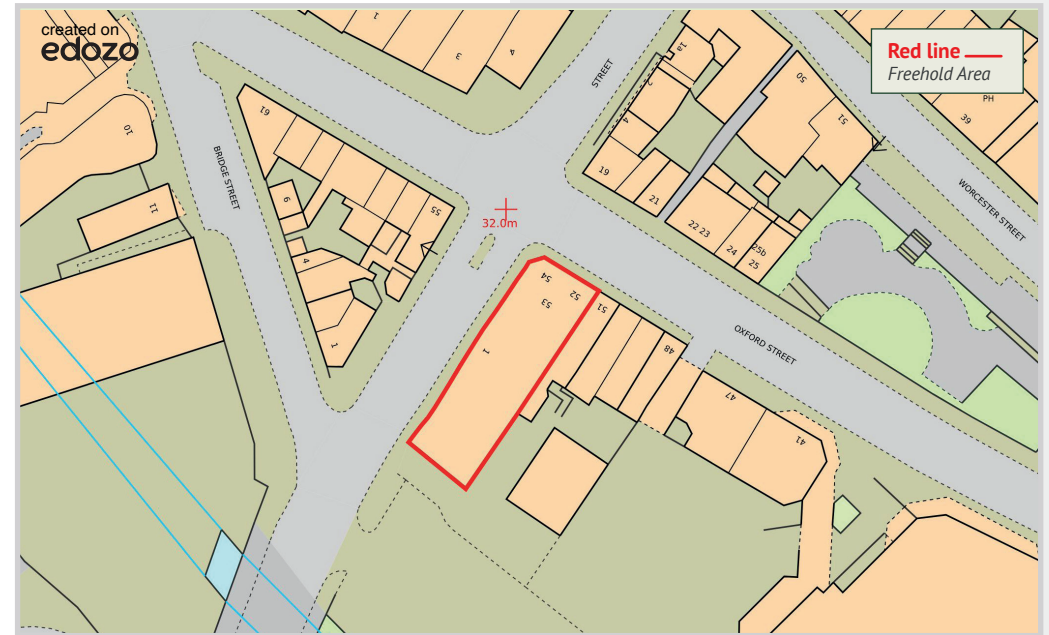


The property is located in the town of Kidderminster, Worcestershire, within walking distance of all high street shops, bars, and restaurants in the town centre. The property is situated on the corner of Oxford Street and New Road on the edge of the town centre.

Description

The property comprises a substantial end of terrace retail property, currently used as a furniture showroom. The property occupies a prominent central location with opportunity for full refurbishment, sub-division and possible redevelopment. The front part is created from 3 former residential properties, with a large rear single storey extension with fully glazed elevations.

Site



EPC

G (154) - A copy of the EPC is available on request.

Accommodation

Unit	Sq m	Sq ft
Ground floor retail	67.88	730
Ground floor showroom	267.51	2,879
First floor storage	70.89	763
First floor mezzanine	83.02	893
Total	433.50	4,666



Contacts



Sanderson
Weatherall

For further information or to arrange a viewing, please contact:

Sandeep Sharma

07785 382 099

sandeep.sharma@sw.co.uk

Sheryl Hoare

07711 014 684

sheryl.hoare@sw.co.uk

Sanderson Weatherall LLP

122 Colmore Row, Birmingham, B3 3BD

Office: 0121 703 3538

Joint agent and Auctioneer:

Cottons

Andrew Barden

0121 247 2233

abarden@cottons.co.uk

Cottons Auctioneers

Cavendish House, 359/361 Hagley Rd,
Edgbaston, Birmingham, B17 8DL

Office: 0121 247 2233

Services

All mains water, electricity and drainage are connected to the property. We recommend that separate enquiries be made with the relevant utility companies and verified by your solicitor prior to the auction.

Planning

The property is currently used for retail purposes. Interested parties should make enquiries of **Wyre Forest District Council** in respect of any alternative proposed uses.

Business rates

The premises are listed on the Valuation Office website as having a **Rateable Value of £16,250**

VAT

Any price agreed or quoted will be exclusive of VAT (if applicable).

Tenure

Freehold under title number **HW142200**.

Legal Costs

Each party to be responsible for their own legal costs incurred in any sale.

Price

The property is to be offered for sale by public auction via our joint agents **Cottons** Auctioneers on **13 December 2023** unless withdrawn or sold prior. **The guide price is £125,000 - £150,000.**

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