

lot 42

# 25/26 High Street Kidderminster, Worcestershire DY10 2DJ

Vacant Possession

Freehold Retail/Residential Development Opportunity

- Prominent corner position on pedestrianised retail thoroughfare
- Approximately 496.74 sq m (5,347 sq ft)

- Approval granted for conversion of upper parts to six residential flats
- Located close to Weavers Wharf Retail Park and Rowland Hill Shopping Centre



## On the Instructions of LPA Receivers

### Location

Miles: 17 miles south of Wolverhampton  
19 miles south-west of Birmingham  
Roads: A448, A456, M5, M42  
Rail: Kidderminster Railway Station  
Air: Birmingham International Airport

### Situation

The property is situated in a prominent corner position at the junction of High Street and Vicar Street, a popular pedestrianised retail thoroughfare in the heart of Kidderminster town centre. High Street and Vicar Street benefit from excellent pedestrian flow due to the proximity to Weavers Wharf Retail Park where Marks & Spencer, Debenhams, Next, Boots the Chemist and Sports Direct are all represented. Other nearby occupiers include WH Smith, Superdrug, NatWest Bank, Lloyds Bank and Subway.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor and self-contained ancillary accommodation on the second floor which is accessed from a separate entrance on High Street. The property benefits from frontages to both High Street and Vicar Street.

### Planning

Approval has been granted for conversion of the first and second floors to 6 x two bedroom flats under planning references 14/3023/PNRES and 14/3022/PNRES. Copies of the approval notices are available within the legal pack. Wyre Forest District Council. Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF. Tel: 01562 732 928. Email: worcestershirehub@wyreforestdc.gov.uk

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	183.29 sq m	(1,973 sq ft)	<b>VACANT POSSESSION</b>
First	Office/Ancillary	153.29 sq m	(1,650 sq ft)	
Second	Ancillary	160.16 sq m	(1,724 sq ft)	
<b>Totals</b>		<b>496.74 sq m</b>	<b>(5,347 sq ft)</b>	

### For further details please contact:

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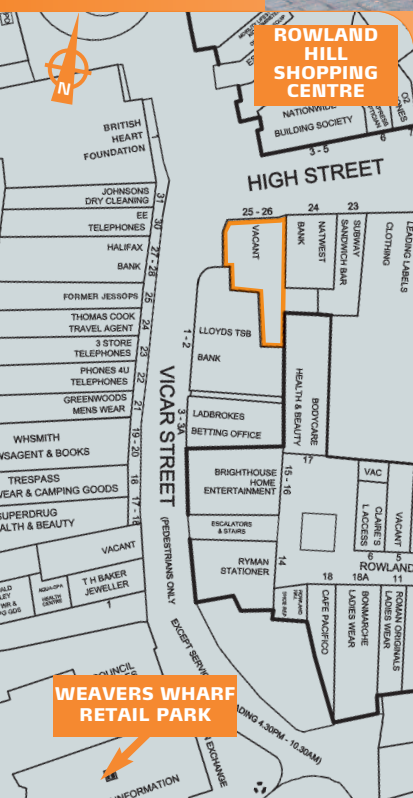
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

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**ROWLAND HILL SHOPPING CENTRE**

**WEAVERS WHARF RETAIL PARK**