

# 1 Worcester Street Kidderminster, Worcestershire DY10 1EA

lot 59

## Freehold Retail Building with Potential

- Prominent building close to High Street with approximately 5,563.79 sq m (59,888 sq ft)
- Excellent Asset Management Opportunity to Redevelop (subject to consents), Refurbish or Relet
- Close proximity to The Swan Shopping Centre and the Rowland Hill Centre
- Nearby occupiers include WH Smith, Poundland, H Samuel and Game

Vacant Possession



On Behalf of  
Joint LPA Receivers

### Location

Miles: 14 miles north of Worcester, 17 miles south of Wolverhampton and 19 miles south-west of Birmingham  
Roads: A448, A456, M5, M42  
Rail: Kidderminster Rail  
Air: Birmingham International Airport

### Situation

The property is situated at the northern end of Worcester Street at its junction with the High Street. The pedestrianised thoroughfare benefits from pedestrian flow between The Rowland Hill Shopping Centre located directly opposite, and The Swan Shopping Centre which houses retailers such as Argos, Vodafone and Nationwide Building Society. Other nearby occupiers include WH Smith, Poundland, H Samuel Jeweller and Game.

### Description

The property comprises a ground floor retail unit with first, second and third floor ancillary accommodation. The property benefits from a rear service yard and loading bay.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### 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.

### Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

## Tenancy and accommodation

Floor	Use	GIA Floor Areas (Approx)		Possession
Ground	Retail	1,566 sq m	(16,860 sq ft)	<b>VACANT POSSESSION</b>
First	Ancillary	1,734 sq m	(18,667 sq ft)	
Second	Ancillary	1,743 sq m	(18,762 sq ft)	
Third	Ancillary	931 sq m	(10,021 sq ft)	
Fourth	Ancillary	58.90 sq m	(612 sq ft)	
<b>Totals</b>		<b>6,033 sq m</b>	<b>(64,922 sq ft)</b>	

### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk

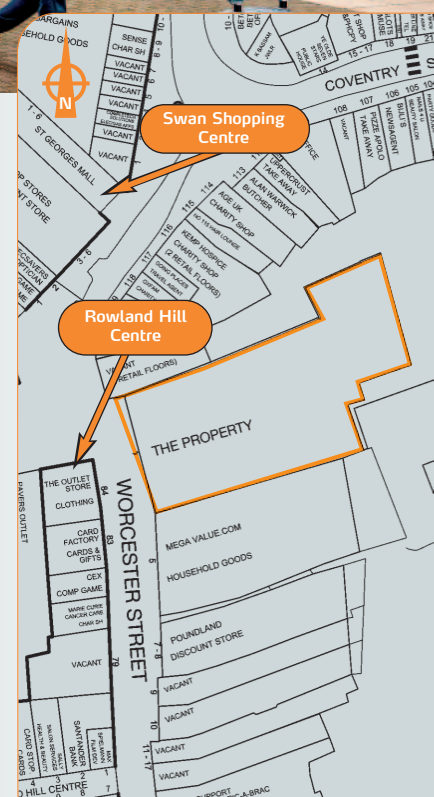
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863.  
Email: georgina.roberts@acuitus.co.uk

### 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:

**Trowers & Hamlins LLP**  
The Senate, Southernhay Gardens, Exeter EX1 1UG  
Tel: 01392 221944.  
Email: a.clarke@trowers.com  
Ref: Anthony Clarke.



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