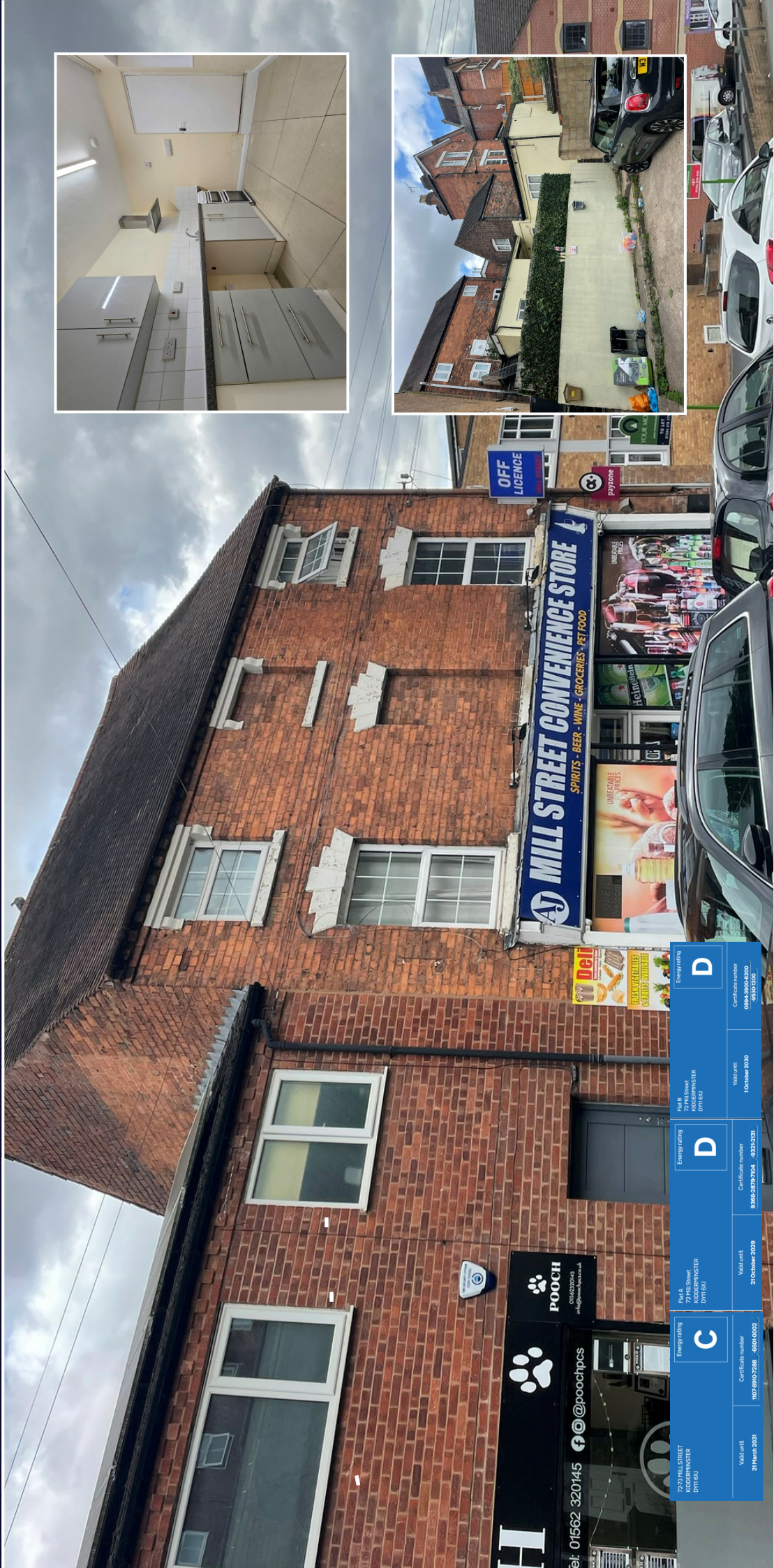


SUBSTANTIAL FREEHOLD MIXED INVESTMENT

FOR SALE



Energy rating		Energy rating		Energy rating	
C		D		D	
Valid until	Certificate number	Valid until	Certificate number	Valid until	Certificate number
21 March 2029	1037 8992 2928 6601 0000	21 October 2029	8368 2079 2904 9325 2331	1 October 2030	0396 3996 0200 4000 0000
72-73 MILL STREET KIDDERMINSTER DY11 6XJ		Flat A Pooch KIDDERMINSTER DY11 6XJ		Flat A Pooch KIDDERMINSTER DY11 6XJ	

72-73 Mill Street, Kidderminster, DY11 6XJ

WALTON
&
HIPKISS

KIDDERMINSTER | STOURBRIDGE | HAGLEY
01562 519 777 | 01384 392 371 | 01562 886 688

- **SUBSTANTIAL MIXED USE INVESTMENT**
- **POTENTIAL INCOME C £27,000 PA**
- **FREEHOLD**
- **NO VAT**
- **CAR PARKING AT REAR**
- **RETAIL UNIT + 1 & 4 BEDROOM FLATS**

PROPERTY

The property is located in an established retail and residential area close to Kidderminster Town Centre.

ACCOMMODATION

The building comprises a brick built property over three floors with a self contained retail unit with front and rear access, a self contained single bed flat to the rear at ground floor and a 4 bed duplex flat on the first and second floors with self contained access from the rear. Private car parking is available at the rear of the building along with external amenity space.

Ground Floor Retail **617 sq ft (57.3 sq m)**



© Walton and Hipkiss

Ground floor - one bedroom flat

First and second floors - 4 bedroom flat

RENTALS

Current rentals passing :

Shop £725 pcm

1 bed flat £640 pcm

2 bed flat £750 pcm

Current Rental £25,380 pa gross

Potential Rental c **£27,000** per annum

BUSINESS RATES & COUNCIL TAX

Current rateable value for the shop is **£7,200** (April 2023)

Both Flats are Council Tax Band A.

LEASES AND TENANCIES

The shop is Let on a new 6 year lease

The flats are let on standard AST's

PRICE

Offers are sought in excess of **£295,000**

NO VAT

LEGALS

Each party to pay all own costs in respect of this transaction.

VAT - We understand VAT will not be charged on the sale of this property.

VIEWING - please contact the Agents.

GENERAL TERMS

References The successful tenant / purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas & Dimensions All areas and dimensions are deemed to be approximate only.

