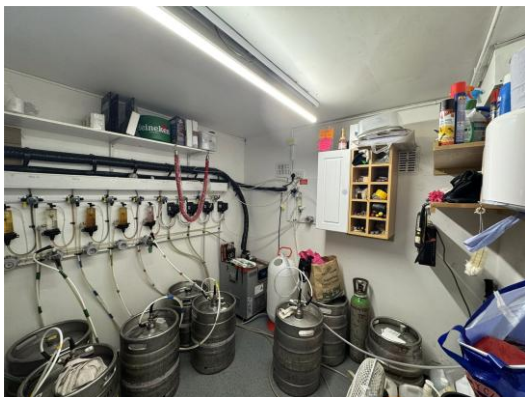
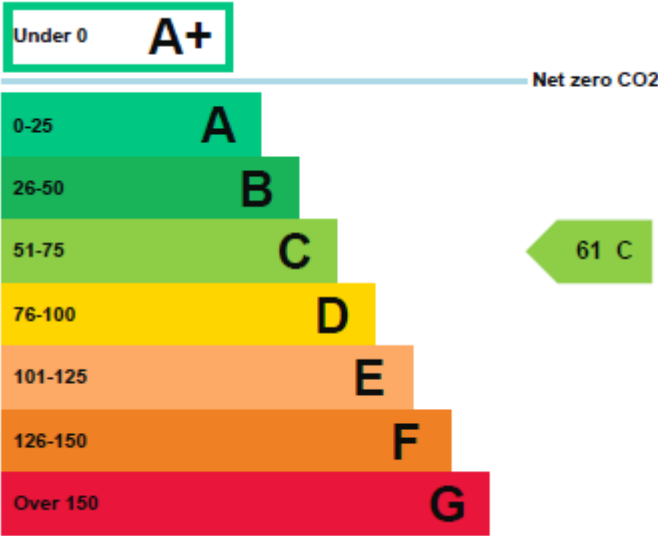


**LAURA'S BAR, 48 OXFORD STREET
KIDDERMINSTER WORCESTERSHIRE DY10 1AR**



**LAURA'S BAR
48 OXFORD STREET
KIDDERMINSTER
WORCESTERSHIRE
DY10 1AR**



A rare opportunity to purchase 48 Oxford Street, a commercial premises located in the town centre of Kidderminster. Being sold with vacant possession the premises is currently run by the current owner as a bar.

A great investment and rare opportunity. 'Energy Rating C'
View quickly!!

OFFERS IN THE REGION OF: £130,000

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



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Number 48 Oxford Street is well positioned in a well-established area of Kidderminster close to local amenities and within walking distance of the town centre itself.

The area has witnessed regeneration with construction of a new road system and with further enhancement of the town in progress.

The current owner has refurbished and refitted throughout making slight amends to the footprint. Investment opportunity.

Current accommodation comprises:

Main Reception Area/Shop Floor: Two front facing bay windows, 20 ceiling spot-lights, tv aerial point, three central heating radiators, partial wood effect laminate floor covering.

Passing to the left hand side of the main reception area, separated by an arch:

Bar

Door to the:

Pump Room

Continuing from the front door through the reception area and straight ahead through the square arch.

Rear Bar area

Rear hall leading to:

Facilities: Ceiling light points, gas central heating radiator. Doors radiate to men's and women's toilets. Fire exit door to the rear courtyard and door to staff wc and store cupboard.

Women's Toilets: Wash hand basin, wc. rear facing window

Men's Toilets: Rear facing window, ceiling light point, wash hand basin, wc.

Staff W.C: Cupboard housing boiler

Rear Courtyard Area: Fenced off so boundaries are defined.

Change of use: The property may be suitable for alternative uses and any interested party should contact the Local Authority being Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF.

Availability: Vacant possession

Rateable current value: 1st April 2026 to current £3,000

Overall floor space: 86 sqm

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

SERVICES: Mains services connected to the property include water, gas, electricity and mains drainage.

For mobile phone coverage, Broadband and mobile signal - We recommend that all buyers visit the Ofcom checker for an indication on speed and/or supply.
<https://checker.ofcom.org.uk/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact our Survey Department on 01584 813766 for further information.

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