

**84 NEW ROAD, KIDDERMINSTER,  
WORCESTERSHIRE DY10 1AE**

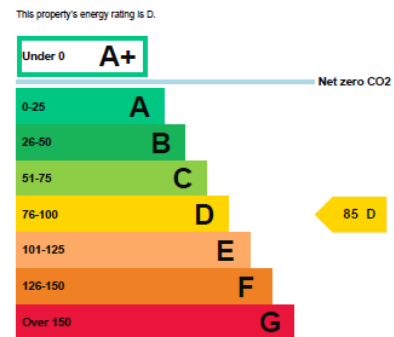
**Energy performance certificate (EPC)**

|  |  |   |                        |                              |
|--|--|---|------------------------|------------------------------|
| 84 New Road<br>KIDDERMINSTER<br>DY10 1AE |  | Energy rating<br><b>D</b>                     | Valid until:           | 10 March 2034                |
| Property type                            |  |   | Certificate<br>Number: | 2188-3027-3140-0187-<br>3225 |
| Total floor area                         |  | Retail/Financial and Professional<br>Services |                        |                              |
|  |  | 76 square metres                              |                        |                              |

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/how-domestic-property-owners-can-improve-energy-efficiency-a-guide-to-standards-and-credits) <https://www.gov.uk/government/publications/how-domestic-property-owners-can-improve-energy-efficiency-a-guide-to-standards-and-credits>.

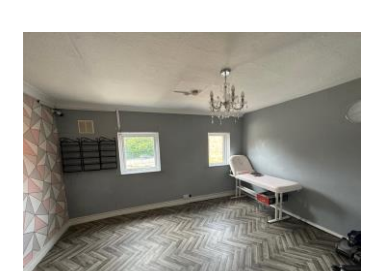
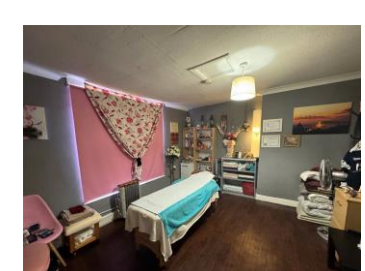
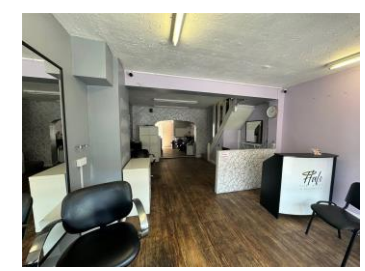
**Energy rating and score**



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**

Properties similar to this one could have ratings:



**\*10% deposit payment by CHEQUE  
or BANKERS DRAFT ONLY in the Sale Room  
\*No Buyers Premium  
\*You MUST REGISTER to bid prior to the Auction**

**phipps & pritchard**  
CHARTERED SURVEYORS  
ESTATE AGENTS  
AUCTIONEERS

**84 NEW ROAD  
KIDDERMINSTER  
WORCESTERSHIRE DY10 1AE**



**A rare opportunity to purchase a commercial premises locations in the town centre of Kidderminster. The property is a Freehold premises and has formerly been run as a beauty salon. Main Reception/Salon Area. Rear Reception Ares. WC/Cloaks. Two Massage/Treatment rooms to first floor. Kitchen Area. Rear Reception Area. Shared Courtyard. 76 sq.m. 'Energy Raying D'**

**MAY BE SOLD PRIOR TO AUCTION**

**To be offered for sale by Public Auction, subject to prior sale, special conditions and reserve at Hogarths Stone Manor Hotel, Stone, Kidderminster, Worcestershire. DY10 4PJ on Wednesday 25th September**

**GUIDE PRICE: £109,000**

**Kidderminster  
01562 822244**

**Stourport-on-Severn  
01299 822060**

**Lettings  
01562 861886**

**View all our properties on the web.... [www.phippsandpritchard.co.uk](http://www.phippsandpritchard.co.uk)**

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**REGISTERED OFFICE:** McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire. SY8 4AA  
Regulated by RICS

**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.



**www.phippsandpritchard.co.uk**

**SALE METHOD** – 84 New Road is to be sold by Public Auction, subject to prior sale, special conditions and reserve, on Wednesday 25th September 2024 at Hogarths Stone Manor Hotel, Stone, Kidderminster, Worcestershire. DY10 4PJ at 7.00 pm. The sale is being handled by the Kidderminster office of Phipps & Pritchard on 01562 822244 or [sales@phippсандpritchard.co.uk](mailto:sales@phippсандpritchard.co.uk)

**AGENTS COMMENTS** – Prospective purchasers should make their own independent enquires and satisfy themselves before bidding.

**PLANNING** - The property is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be in force, and subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without any obligation on the vendors to specify them.

**BOUNDARIES** - The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof. The included plan is for identification purposes only.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY** – The property is sold subject to, and with the benefit of, all easements and quasi easements and rights of way, declared and undeclared and whether mentioned in these particulars or not.

**LOCAL AUTHORITY** – Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

**AGENTS NOTE ONE** - These particulars are prepared in good faith, but prospective purchasers should make their own detailed enquiries in respect of all Planning / Access / Services / Legal / Valuation / Survey matters, etc. We, as Agents, give no guarantee, or warranty, whatsoever.

**AGENTS NOTE TWO** - As is usual with auction sales the buyer will be responsible for reimbursing the seller for the cost of the searches. The vendor's Solicitor has prepared an auction contract pack and prospective purchasers are advised to read this and consult their own independent advisor before bidding.

**SOLICITORS CONCERNED:** To be confirmed

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

**COUNCIL TAX BAND** – To be confirmed

**BUYERS PREMIUM** - There is not one from ourselves, therefore meaning that the purchase will be at purely face value and something which, these days, is extremely rare when compared with the vast majority of our competitors!

**CONDITIONS OF SALE** - The property will, unless previously withdrawn, be sold subject to Specific and General Conditions of Sale which have been settled by the Vendors Solicitors. These Conditions may be inspected during the 5 days inclusive and exclusive of the day of Sale. The Conditions may also be inspected in the Sale Room at the time of Sale but WILL NOT then be read. The Purchaser shall be deemed to have notice of such Conditions and all the terms thereof and shall bid on these terms whether he shall have inspected the Conditions or not.

**Number 84 New Road is well positioned in a well established area of Kidderminster, uber convenient to local amenities and within walking distance of the town centre itself. The immediate area has witnessed regeneration with construction of new road systems and further enhancement of the town having been planned.**

**The accommodation comprises:**

**Main Salon/Reception Area:** 7.65 x4.08 To the rear of the reception area stairs rise to the first floor. Archway leading through to the:

**Kitchen Area:** 4.82 x 2.79 Door to Courtyard. Door to:

**W.C./Cloaks:** Wash hand basin & W.C.

**First Floor:** Doors radiate to two treatment rooms.

**Treatment Room No 1:** 4.08 x 3.64 Front facing double glazed window. Ceiling light point. Loft hatch.

**Treatment Room NO 2:** 4.08 x 3.64 Two rear facing double glazed windows.

**Outside:** There is a shared **COURTYARD** area between 83 & 84 New Road. Shared gated access leading out onto New Road.

**CHANGE OF USE:** The property may be suitable for alternative uses and any interested parties should contact the Local Authority being Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF.

**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.**  
**N.B. The current Title Deed is being split as Number 84 will be sold solely.**

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 McCarneys 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.

**Find us on the following websites:**  
[www.phippсандpritchard.co.uk](http://www.phippсандpritchard.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)

**OFFICE REF: ZH.SS.KID230074.190624**

## **IMPORTANT INFORMATION FOR ALL BIDDERS:**

Due to the change in Money Laundering Regulations and Legislation we are required by law to verify the identity and address of everyone who offers, bids or buys at auction. If you wish to bid you will be required to register prior to the auction and produce one item from both List A & List B below, together with your National Insurance Number.

We cannot accept scanned copies and must see the original documents or copies certified by a professionally registered individual. Forms of acceptable ID are:

**List A –**  
**Photographic ID**  
**Current signed passport**  
**Current UK/EU photocard driving licence**  
**Valid ID card**  
**Firearm or Shotgun licence**  
**Resident permit issued by the Home Office to an EU national.**

**List B -**  
**Proof of Residence**  
**Current UK/EU photo card driving licence (if not used to prove identity)**  
**Utility bill issued in the last 3 months- (paper copy and not a mobile phone bill)**  
**Recent bank/ building society/credit card statement**  
**HMRC tax notification**  
**Recent council tax bill.**

If you intend to bid by proxy bid we will require this information before the day of the auction. If we do not receive certified ID we will be unable to bid on your behalf.

If you are bidding on behalf of a company you will also need to show a copy of the certificate of Incorporation, a list of directors and a letter of authority on a company letterhead, signed by a company director prior to signing the contract.