

**46 CLENSMORE STREET, KIDDERMINSTER, WORCESTERSHIRE,
DY10 2JS**

**phipp &
pritchard**

CHARTERED SURVEYORS
ESTATE AGENTS
AUCTIONEERS

Energy Performance Certificate
Non-Domestic Building



Veldonn Printers Ltd
46 Clensmore Street
KIDDERMINSTER
DY10 2JS

Certificate Reference Number:
0991-0672-5630-5300-2103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 861
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 59.74
Primary energy use (kWh/m² per year): 348.99

Benchmarks

Buildings similar to this one could have ratings as follows:
36 If newly built
104 If typical of the existing stock



**46 CLENSMORE STREET
KIDDERMINSTER
WORCESTERSHIRE DY10 2JS**



RARE OPPORTUNITY factory site with B1 business use class having 7 offices, 5 work rooms and parking. This site offers great potential for Residential/commercial development subject to normal planning permissions. Located on the Birmingham side of Kidderminster.

VIEW QUICKLY!

PRICE: OFFERS IN THE REGION OF £450,000

Kidderminster
01562 822244

Stourport-on-Severn
01299 822060

Lettings
01562 861886

View all our properties on the web.... www.phippsandpritchard.co.uk

PHIPPS & PRITCHARD WITH MCCARTNEYS is the trading name of McCartneys LLP which is a limited Liability Partnership · Registered in England & Wales, Number: OC310186

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

46 Clensmore is located on the Birmingham side of Kidderminster in an area which has seen much redevelopment over the last few years. Enjoying a corner position on Clensmore Street.

A well known building formerly a pub is currently a factory site with multiple extensions enjoying B1 business use class.

The accommodation is spread out across 4 floors. Currently the ground and first floor are factory and offices. The 3rd floor is used as a storage facility and the 4th floor is unused as currently deemed dangerous so unused.

The building offers a vast space and would be ideal for conversion to residential apartments STPP or possibly retail units and an eatery to service the residential development surrounding.

Kidderminster is located approximately 17 miles from Birmingham and approximately 15 miles from Worcester.

A breakdown of accommodation is laid out below:

Reception area -

Meeting room -

Office -

Office -

Server room/kitchen -

Main office -

Art room -

Store room -

Plate room/dark room -

Archive stores x 3 -

Store room -

Additional storage -

Store room -

Store room -

Store room -

Store room -

Extension room 1 -

Extension room 2 -

Cellar -

OUTSIDE: To the front and side of the building there are parking spaces.

To the rear a gated yard.

Interested parties should make their enquiries to the local planning authority being:
Wyre Forest District Council 01562 732928

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. Title no WR141640
We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

RATES: Details to be confirmed.

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.

DIRECTIONS TO THE PROPERTY: Exit Kidderminster ring road in the direction of Stourbridge (A451). Proceed through the Horsefair and at the traffic lights turn left into Broad Street. Proceed along Broad Street and at the 'T' junction turn left into Clensmore Street.

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 David Hughes at our Survey Department on 01584 813766 for further information.

Note to buyers – AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

