

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

**phipps &
pritchard**

CHARTERED SURVEYORS
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**84 NEW ROAD
KIDDERMINSTER
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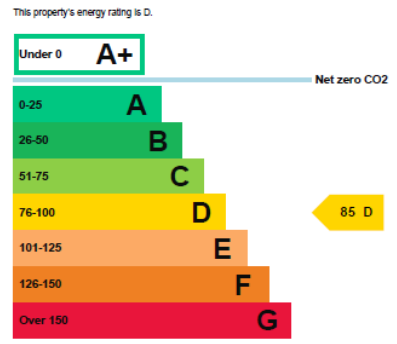
Energy performance certificate (EPC)

84 New Road KIDDERMINSTER DY10 1AE	Energy rating D	Valid until: 10 March 2034
		Certificate Number: 2188-3027-3140-0107- 3225
Property type	Retail/Financial and Professional Services	
Total floor area	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-should-be-rated-energy-efficiency-standards-and-ongoing-guidance) <https://www.gov.uk/government/publications/how-domestic-property-should-be-rated-energy-efficiency-standards-and-ongoing-guidance>.

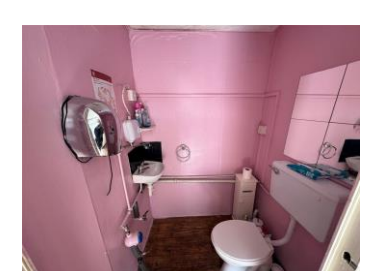
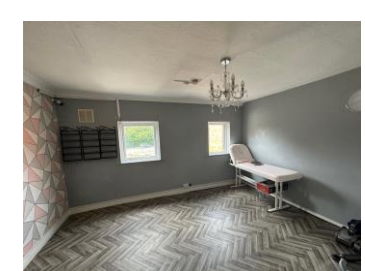
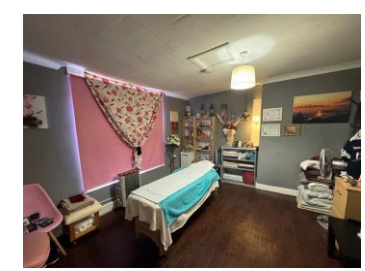
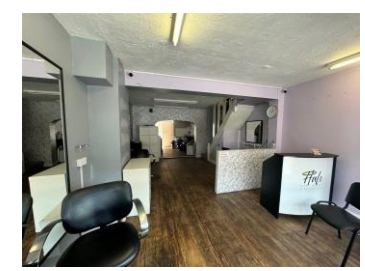
Energy rating and score



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:



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 Rating D'

GUIDE PRICE: £109,000

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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 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>

Current rateable value £6,700 1st April 2023 to present. (dated 9.9.24) Business – Beauty Salon & Premises

TENURE: Freehold.

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

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.

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

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.

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.

Find us on the following websites:

www.phippsandpritchard.co.uk

www.rightmove.co.uk

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