



# Doolittle & Dalley.

Selling, Letting & Managing Property since 1893

24-25 & 25A, Horsefair,  
Kidderminster,  
Worcestershire, DY10 2EN  
Asking Price: £195,000

- Freehold Investment Property.
- Two Commercial Premises & flat associated with 24-25 Horsefair
- Situated Within Walking Distance of Kidderminster Town centre
- Potential Gross Rental Income of £17,500 Per Annum



Freehold Investment Opportunity - Business Unaffected. An extremely rare opportunity to purchase this commercial premises. Comprising of two commercial units, these premises provide an ideal investment opportunity as they are positioned on a busy trunk road close to Kidderminster Town Centre. Premises are currently occupied by well-established businesses. Fully let and producing a gross annual income of £17,500 per annum, giving a gross yield of 8.7% before costs. Total NIA 270 sq mtr/ 2905.2 sq ft.

#### Commercial Premises 24-25 Horsefair

Lease term of 15 years from and including 25th October 2019 to and including 24th October 2034. Current rental income is £10,000 per annum, payable quarterly.

Rent review dates are 25th October 2024 and every fifth anniversary of that date.

The premises comprise of: Two shop fronts with their own entrance doors. Counter area, kitchen, and lean to. Stairs from the kitchen lead to a flat which comprises of lounge, kitchen, two bedrooms and bathroom. Rear courtyard and side gated pedestrian access to the front elevation.

Current rateable value from 1st April to 2023 to present is £4,550.

Future rateable value from 1st April 2026 will be £7,100

Approximate net internal area is 163 Square Metres / 1753.88 Square Feet as per the EPC.

#### Commercial Premises 25a Horsefair

Lease term of 10 years from and including 7th October 2025 to and including 6th October 2035. Current rental income of £7,500 per annum, payable monthly.

Rent review dates are 7th October 2029 and 7th October 2033.

The premises comprise of: Shop front, counter area, rear room, kitchen, store with wash basin, and separate w.c.

Current rateable value from 1st April 2023 to present is £3,600

Future rateable value from 1st April 2026 will be £5,500

Approximate net internal area is 107 Square Metres / 1151.32 Square Feet as per the EPC.

#### Energy Performance Certificate

EPC rating for the commercial premises 24-25 Horsefair is E 103

EPC rating for the commercial premises 25a Horsefair is D 87



#### V.A.T Payable

V.A.T. will not be charged on the purchase price.

#### Tenure & Possession

The property is freehold and subject to the two commercial leases.

#### Services

Mains water, electricity, and drainage are connected. Gas is connected in 24-25 Horsefair. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.



This image is for illustrative purposes only and we cannot confirm that it is a true presentation of the property boundaries.

#### Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

#### Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

#### Council Tax Band

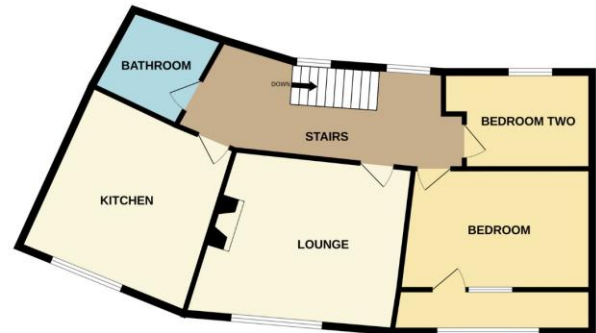
Council Tax for the flat 24-25 Horsefair is 'A' as at 20.1.2026.

Reference: RDH.LB. 20.01.2026

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that: -

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

### Anti-Money Laundering Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the successful purchaser will be required to provide satisfactory evidence of identity and the source of funds before the sale can proceed. This is a legal requirement. A charge of £45 (inclusive of VAT) will be payable by each buyer (and anyone providing a gifted deposit) to cover the cost of undertaking these anti-money laundering checks.

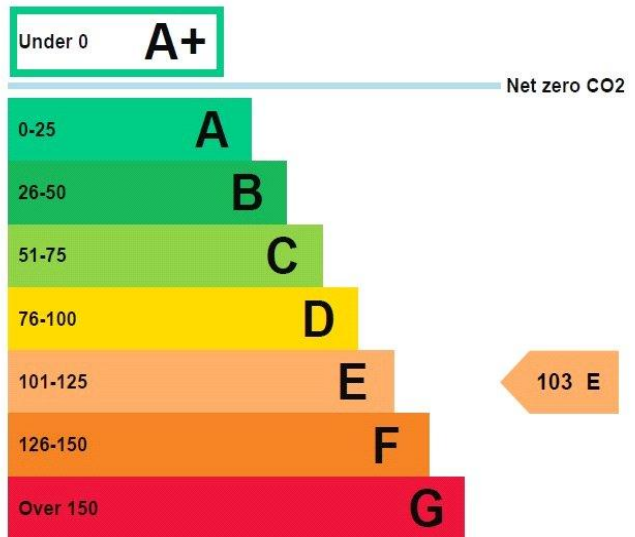
### Valuation Advice for Prospective Purchasers

If you have a property to sell, we can provide you with a Free Market Appraisal and marketing advice without any obligation.

### Misrepresentations Act

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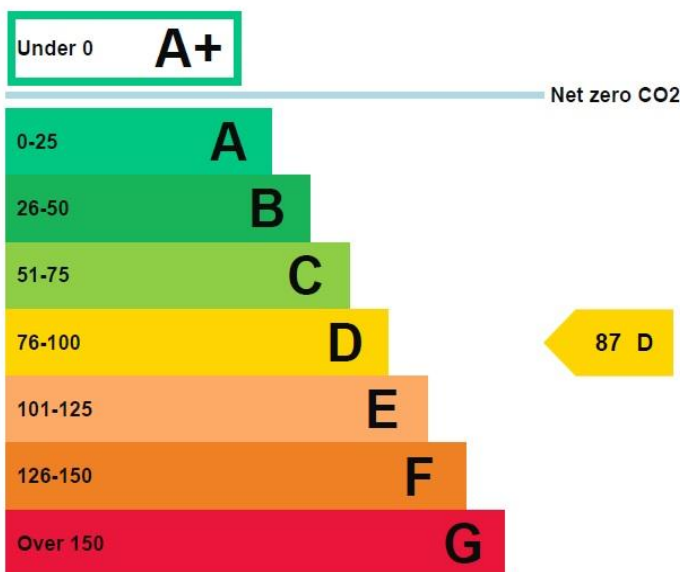
EPC Chart for 24-25 Horsefair



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.

EPC Chart for 25a Horsefair



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.