FOR SALE

SUBSTANTIAL OFFICE BUILDING, SUITABLE FOR REDEVELOPMENT

14 Church Street, Kidderminster DY10 2AH

- Guide Price of £400,000
  Reflecting a low capital value of £60 per sq ft on the developable area
- Existing feasibility studies carried out for conversion to a 12 unit residential scheme (14 with roof extension), all STP
- Situated on the fringe of Kidderminster town centre, adjacent to Weavers Wharf
- Currently presents as good quality office accommodation over three floors









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Location

14 Church Street is situated within Kidderminster, Worcestershire. Kidderminster is situated within the Wyre Forest district and lies 15 miles north of Worcester and 17 miles south west of Birmingham. The town benefits from being in close proximity to major transport links, such as the M5 motorway, and has a mainline train station provide access to Birmingham and the national rail network.

The building is situated at the end of Church Street, to the northern side of Kidderminster town centre. Church Street is characterised by a number of large period properties, predominately of Georgian construction. Neighbouring occupiers include solicitors, banks and health care operators. The property is also in close proximity to the Weavers Wharf shopping centre.

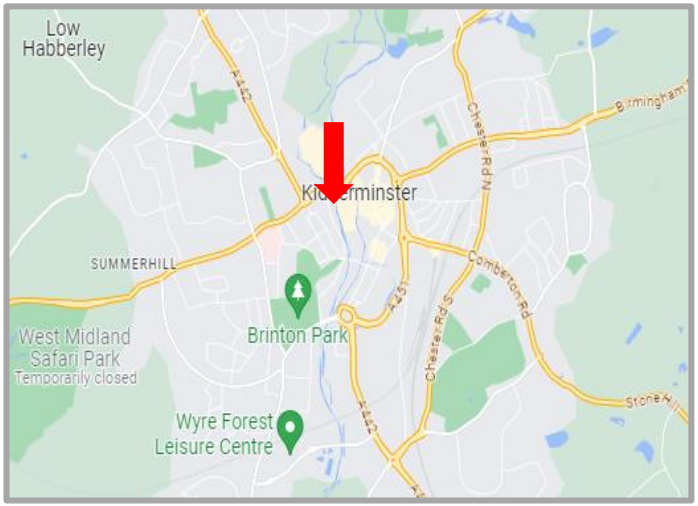
Description

14 Church Street comprises a detached office building arranged over the lower ground, ground and first floors – having previously been used as a large solicitor's office. The current configuration offers offices over all floors, which offer a mix of cellular and larger space.

The building is more than suitable to be continued to be used as office space, however, also presents a redevelopment opportunity to offer quality flats within a prime town centre location.

We have a feasibility study which shows the option to convert the existing building to 12 units (8 x one bedroom flats and 4 x two beds); as well as an option to extend the upper floors and offer 14 units (8 x one bedroom flats and 6 x two beds).

The redevelopment option of the existing building offers a final scheme that is 6,555 sq ft (608.97 sq m).



Guide Price
Offers in excess of £400,000

Tenure
The property is available freehold

Rating Assessment
Building Rateable Value - £39,750
Summary valuation - Valuation Office Agency - GOV.UK

Energy Performance Certificate (EPC)
The property has an energy rating of D (89)
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Tenure
The property is available on a freehold basis.

VAT
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs
Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
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GJS Dillon
The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

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