



Sanderson
Weatherall

FOR SALE
Long Leasehold



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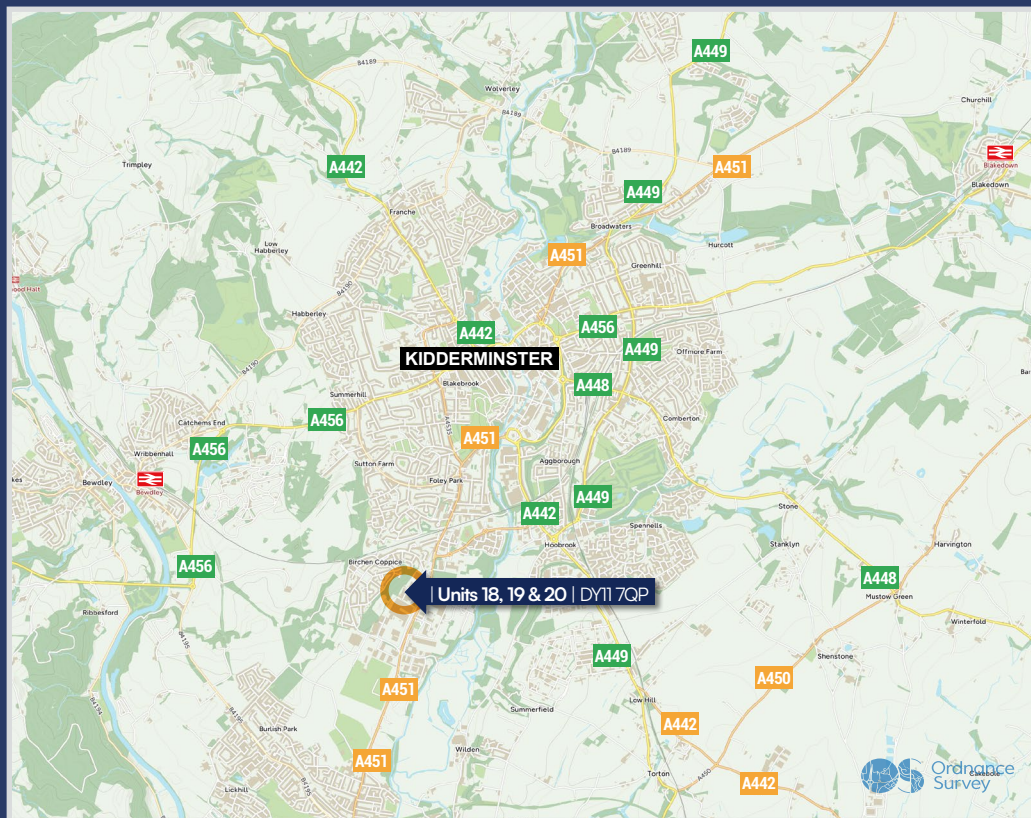
- Multi-bay Industrial Unit 1,508 sq m (16,231 sq ft)
- Site Area of approximately 0.372 hectares (0.921 acres)
- Sale on behalf of the Fixed Charge Receivers

Units 18, 19 & 20 | Oldington Trading Estate | **Kidderminster** | DY11 7QP



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Location



The property is prominently located within the Oldington Trading Estate, which is an established industrial estate in Kidderminster. The estate is just off the A451 Stourport Road, which connects to Kidderminster approximately 2 miles to the north and Stourport, approximately 2 miles to the south. Kidderminster is a market town in the Wyre Forest district of Worcestershire. It is located approximately 17 miles southwest of Birmingham City Centre and approximately 15 miles north of Worcester City Centre.

Description

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The property comprises a self-contained industrial facility with ancillary trade counter / retail offering, which is arranged as multiple interlinked industrial / commercial units, together with a two-storey office block. A further detached warehouse and additional outbuildings are situated within a generously sized yard.

- **Unit 1** is a detached steel portal frame warehouse, with part brick/ blockwork and metal cladding. The unit has a pitched, panelled roof with an eaves height of approximately 4.1m.
- **Unit 2** is of steel portal frame construction with an internal eaves height of approximately 4.5m. Within this unit, there is an extensive mezzanine floor. Two-storey offices are located to the front.
- **Units 3, 4 and 5** are interconnected internally. To the rear there are a combination of roller shutter openings and timber double doors. Internally, the unit benefits from an eaves height of approximately 3.5m.

Externally, the property benefits from an extensive loading / service yard, with various outbuildings and staff car parking.

Site

B451

B451

Units 18, 19 & 20
| Oldington Trading Estate |

Title Plan
View :
WR152759
WR152757
WR152758

STOURPORT ROAD



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Red line —
Leasehold Area

Accommodation

	SQ M	SQ FT
Warehousing	497.31	5,353
Retail trade counter area	791.16	8,516
Offices	93.09	1,002
Outbuildings	126.61	1,362
TOTAL	1,508	16,231

We calculate a total site area of approximately **0.372 hectares (0.921 acres)**.



Services

We understand the property has access to all mains services. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

EPC

An Energy Performance Certificate has been commissioned and will be available on request.

Planning

The property is understood to benefit from planning consent Use Class B of the Town and Country Uses Classes Order 1987. The property would lend itself to a variety of commercial uses, subject to statutory consents.

Business Rates

The property is currently assessed for Business Rates with an April 2023 rateable value of **£50,500**.

Tenure

We understand that the property is held long leasehold under three separate Title No's: **WR152759, WR152757 and WR152758**. The leases are co-terminus and the term remaining is approximately 93 years with a ground rent levied by the freeholder, **Wyre Forest District Council** as follows - **Unit 18 (£40 p.a)** and **Units 19 & 20 (£80 p.a)** Copy documents are available on request.

VAT

VAT may be chargeable on any transaction. We await confirmation from the vendor.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any sale.

Terms

The property is available with unconditional offers sought in excess of **£800,000**. Please note that the Receivers will not offer any warranties or guarantees in respect of any sale, as is typical in the case of such transactions.



Contacts



**Sanderson
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