

24 - 25 OXFORD STREET, KIDDERMINSTER
WORCESTERSHIRE DY10 1AU

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pritchard

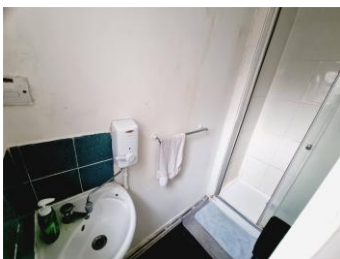
CHARTERED SURVEYORS
ESTATE AGENTS
AUCTIONEERS

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KIDDERMINSTER
WORCESTERSHIRE DY10 1AU

Energy Efficiency Rating

Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

88



A superb Commercial/Residential town centre Investment opportunity. Having a ground floor commercial premises (currently run as a health spa) plus two self-contained flats one to the first floor and the other offering a two storey duplex layout. The property is located in Oxford Street and therefore offers an uber convenient location to the town centre and within walking distance of the railway station. Shop – Energy Rating D; Flat 1 - Energy Rating E and Flat 2 - Energy Rating – E

Kidderminster
01562 822244

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01299 822060

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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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OFFERS IN THE REGION OF £200,000

SHOP PREMISES: The Health Spa is located on the ground floor and has been divided into a Waiting/Seating Area, Desk Area and Four Treatment Rooms (currently run a three treatment t rooms and a storage area) Leading to rear kitchen and toilet facilities,

The shop is let on a 5 year lease from October 2025 with an annual rental of £8,760 per annum.

Rental yield based on shop achieving full income and 2 flats income if buying at £235,000 as an example would be 8.4% yield

Flats 25A & 25B present a further investment opportunity both being tenanted and the income is laid out below

The flats achieve £6,000 and £4,800 per annum respectively.

HEALTH SPA ACCOMMODATION: From Oxford Street a door opens into the Shop Front.

Desk Area & Waiting Room: 5.24 x 2.20 Front facing door. Two ceiling light points. To the left of the waiting room is: **Treatment Room No 1:** 2.85 x 2.59 Ceiling light point. Smoke alarm.

From behind the Desk Area a door leads to:

Treatment Room No 2: 3.12 x 2.19 Ceiling light point.

A hallway wraps round and leads to the further two treatment rooms or as is currently used, treatment room 4 and a storage room.

Treatment Room 4: 3.18 x 3.16 Two ceiling light points. Wash hand basin. Door leads to the courtyard to the rear.

Storage Room: 2.45 x 2.34 Smoke alarm.

The hallway leads round with door to:

Kitchen: 5.65 x 1.46 Rear facing window. Wall light point. Electric heating. Part tiled. Stainless sink and drainer. Worktops with wall cupboards and base units. Door to Unisex toilets, Fire exit door to the rear yard. Door to:

Shower Room: Part tiled. Wash hand basin and shower. Electric heating. Side facing window. Ceiling light point.

W.C.: Wash hand basin and w.c. Electric heating.

This building has electric heating only.

Door to flats to side of shop door. : Communal door opens to the Entrance Hall. Door to electrics cupboard. Door to waiting room of heath spa. Stairs rise to the first floor. Door to the right leads to the first floor flat and a door to the left rises to the duplex apartment.

Flat 25A OXFORD STREET: Door opens to the:

Reception Hall: Ceiling light point. Doors radiate to lounge and bedroom.

Lounge: 3.30 x 3.14 Rear facing double glazed window. Ceiling light point. Wall mounted electric heater.

Kitchen : 2.23 x 1.63 Rear facing double glazed window. Part tiled. Integrated electric cooker, hob and extractor hood over. Space and plumbing for washing machine. Wall and base cupboards with roll top working surfaces.

Shower Room: 2.24 x 1.59 Ceiling light point. White ladder effect towel radiator. White suite comprising w.c., wash hand basin and shower.

Bedroom: 3.27 x 2.84 Front facing double glazed window. Ceiling light point. TV aerial point. Wall mounted electric heater. A double bedroom.

FLAT 25B OXFORD STREET: Door opens to the:

Reception Hall: Ceiling light point. Smoke alarm. Door to bedroom. Stairs rise to the lounge and kitchen. Fuse board.

Bedroom: 3.33 x 3.17 Front facing double glazed window. Ceiling light point. Wall mo0untged electric heater. Exposed beam work. A double bedroom.

Lounge Area: 4.20 x 2.95 (currently housing a bed) Front facing double glazed window. Ceiling light point. Smoke alarm. Wall mounted electric heater. Archway leads to the:

Dining Kitchen: 4.95 x 3.45 Front facing double glazed window. Two ceiling light points. Smoke alarm. Roll top working surfaces with a range of base units and wall cupboards. Integrated electric oven and hob with brushed stainless steel extractor hood over. Door leading to the bathroom.

Bathroom: 2.42 x 1.21 Ceiling light point. White electric towel radiator. White suite comprising w.c., wash hand basin and shower.

SERVICES: Mains services connected to the property include water, electricity and mains drainage.

COUNCIL TAX BANDS – Both flats ‘C’

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

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.

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