



6 Lower Mill Street
Kidderminster, DY11 6UU

Mixed-Use Investment

3,164 sq ft
(293.95 sq m)

- 2 RETAIL UNITS & 8 BED HMO
- PROMINENT POSITION
- CURRENT INCOME £59,280 PER ANNUM
- CAR PARKING TO THE REAR
- FREEHOLD
- SUITABLE FOR VARIOUS USES STPP

Summary

Available Size	3,164 sq ft
Price	Offers in the region of £625,000
Business Rates	Unit 1 - £2,350 & Unit 2 - £2,550 (100% Small Business Rate Relief Potentially Available)
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Location

The Property is located on Lower Mill Street in Kidderminster Town Centre. The rear of the Property is accessed via Black Horse Lane which also serves as a main access to The Weavers Wharf Shopping Centre.

Kidderminster Town Centre benefits from excellent transport links with the Ring Road providing ready access to Birmingham Road (A456) and Comberton Road (A448) which link to the M5 Motorway approximately 10 miles to the east.

The Property is situated within a conveniently located mixed use parade. Notable retailers in close proximity include Marks and Spencers; Boots and McDonalds.

Description

The Property forms part of a mixed used terrace with a prominent frontage onto Lower Mill Street. The accommodation has been configured to provide two self contained retail units to the ground floor with eight 'House of Multiple Occupation' (HMO) rooms to the upper three storeys.

The Gross Internal Area (GIA) to the Property extends to approximately 3,164 sq ft (294 sqm).

Externally, the Property benefits from a tarmac-surfaced car park to the rear.

Tenure

- Unit 1 – £6,900 Per Annum – The Tenant has served a Break Notice effective 25th January 2025.
- Unit 2 – £7,800 Per Annum – The Tenant has served a Break Notice effective 25th January 2025.
- No.3 – Let at £600 per calendar month (pcm) on an assured Shorthold Tenancy (AST).
- No.4 – Let at £615 pcm on an AST.
- No.5 – Let at £600 pcm on an AST.
- No.6 – Let at £620 pcm on an AST.
- No.7 – Let at £575 pcm on an AST.
- No.8 – Let at £615 pcm on an AST.
- No.9 – Let at £575 pcm on an AST.
- No.10 – Let at £660 pcm on an AST.

Total Annual Rent

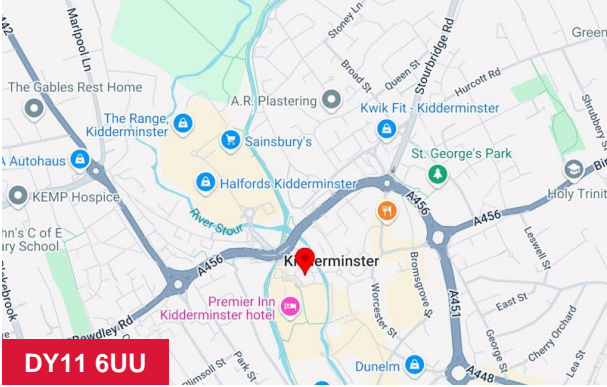
£59,280

Services

All main services are available.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



Viewing & Further Information



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