



Doolittle & Dalley.

CELEBRATING 125 YEARS

261 Hoo Road, Kidderminster,
Worcestershire, DY10 1LY
Offers over: £165,000

- Potential retail shop premises with offices above
- Situated within densely populated residential area, Harriers football ground nearby
- Forecourt parking
- Ground Floor Accommodation, comprising possible retail areas and offices with internal access to first floor
- Gas fired Central Heating
- EPC = D



Former shop premises with first floor offices, situated within an established and densely populated residential area. Neighbouring shops also serve the local community to include a convenience store and hairdresser. Having the advantage of forecourt parking, the property is currently used as offices and has potential (subject to planning permission) for retail, hot food takeaway and healthcare services for visiting members of public and first floor flat. Accommodation is versatile and first floor accommodation lends itself for use of living accommodation if required (subject to planning & regulation approvals).

Hall/Entrance

9'5" x 3'5" (2.87m x 1.04m)

Single radiator

Front Office 'L' shaped

10'1" (3.08) x 13'1" (4.0) & 4'11" (1.51) x 4'8" (1.43)

Single radiator

Rear Office

9'11" (3.03) x 11'5" (3.48) & 10'1" (3.07) x 7'7" (2.3)

Two double radiators

Kitchen

8'9" x 5'8" (2.67m x 1.73m)

With single stainless steel sink unit, wall units and fitted hob.

WC's x2**Inner Hall**

7' x 4'11" (2.13m x 1.5m)

First Floor**Front Office One**

9'10" x 9'7" (3m x 2.92m)

Front Office Two

6'11" 6'11" (2.1m 2.1m)

Store Cupboard**Rear Entrance**

There is a disabled access ramp to the rear entrance

Rear Office

6'7" x 5'6" (2m x 1.68m)

Gas fired central heating boiler

Rear Office with Bay

9'11" (3.02) x 11'1" (3.38) & 2'9" (0.84) x 7'5" (2.26)

Outside

Side access, rear yard

Timber Shed

13'1" x 9'10" (4m x 3m)

Disused Garage**Forecourt parking to the front**

Parking for several vehicles

Tenure

Freehold

VAT

VAT is not chargeable in respect of this transaction

Business Rates

The current rateable value is £4,150.00

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable. For information on business rates relief go to www.gov.uk or www.wyreforestdc.gov.uk

Services

Mains water, electricity, gas and drainage are connected. 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 purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate

Viewings

By prior appointment with Doolittle & Dalley 01562 821600

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Misrepresentation Act

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.

Energy Performance Certificate
Non-Domestic Building



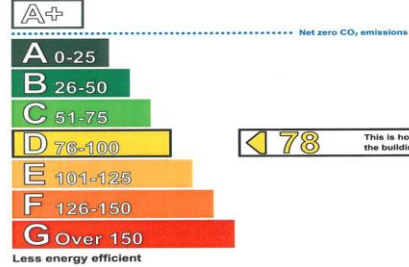
Roberts Surgical
261 Hoo Road
KIDDERMINSTER
DY10 1LY

Certificate Reference Number:
0422-9683-0530-0100-9003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

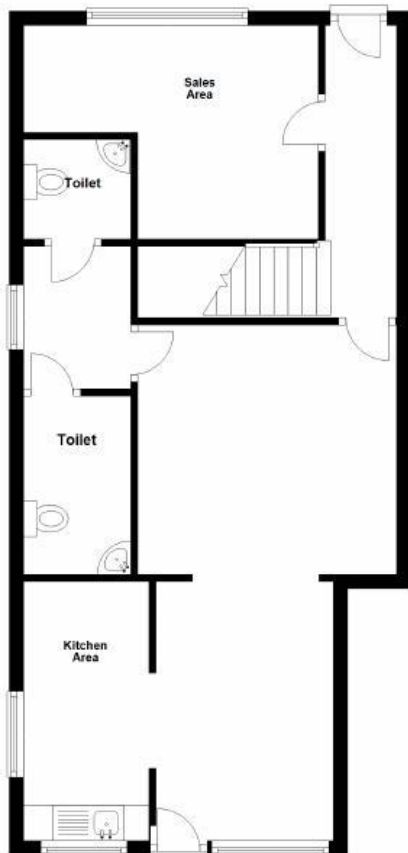
Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 91
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 94.7
 Primary energy use (kWh/m² per year): 550.32

Benchmarks

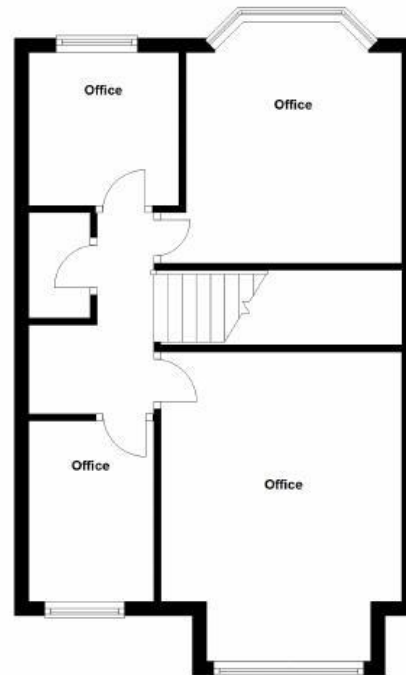
Buildings similar to this one could have ratings as follows:

- 21 If newly built
- 62 If typical of the existing stock

Ground Floor



First Floor



All measurements have been taken as a guide only and are not precise so floor plans are not to scale and whilst best efforts are made, accuracy cannot be guaranteed
 Plan produced using PlanUp.