



26, 26a & 27 New Road, Kidderminster, DY10 1AF

G HERBERT
BANKS

EST. 1898

26, 26a & 27 New Road, Kidderminster, DY10 1AF

Freehold investment including two shops and one flat (businesses not affected)

- Freehold investment subject to tenancies
- Providing a current income of £25,480 per annum
- Centrally located to Kidderminster town centre
- On street parking and pay & display
- Total floor area 1,500sqft (139.40m²)

Kidderminster 0 * Bewdley 3.9 * Worcester 15.4
Birmingham 27.6 * Stourport 4.6
Approximate Distance in Miles

Situation

The property is centrally situated to Kidderminster town centre on one of the main arterial roads into the town. It overlooks Tesco's petrol filling station adjacent to their supermarket, with Morrisons, Aldi and Kidderminster college also in close proximity. In addition to the on street parking there is also the New Road pay & display carpark.

Kidderminster town centre is undergoing a period of regeneration, with £36m having been committed to public assets, with a view to catalyzing further private investment and the redevelopment of Lion Fields. Outside the town centre, there is a growing population to all three towns of the Wyre Forest, with there being substantial residential development currently being undertaken.

Description

The properties comprise of two ground floor shops, divided by an open walkway to the rear yards/land. Number 26 New Road is trading as a long established (25 years) Chinese takeaway, with there being single storey extensions to rear. 27 New Road is a confectionary and vape shop. Accessed via a separate staircase, there is a two bedroomed apartment which spans across both retail premises.

To the rear there is a yard area and beyond this a section of land, which may provide some potential if connected with adjoining rear gardens in the future,

Accommodation

26 New Road

The premises has retail frontage onto New Road with a glazed frontage leading into the retail/takeaway counter area. Behind this is situated the main kitchen, connected to the preparation kitchen to rear, which also has an outside door. This further connects to three storage rooms, which lie beyond.

Gross Internal Area 625ft² (58.13m²)

27 New Road

This premises has a glazed frontage onto New Road with access to the retail shop, which has been fitted out by the Tenant with racking and flooring, together with suspended ceiling and inset lighting. To the rear there is a stores/kitchenette, together with enclosed WC.

Gross Internal Area 340ft² (31.56m²)

26a New Road

This property has separate stairway access from the passageway leading between the two shops to the first floor. The property comprises of two bedrooms, living room, kitchen and bathroom accommodation.

Gross Internal Area 535ft² (49.73m²)

Tenancies

26 & 26a New Road

Leased to 18/04/2031. Current rent £17,680 per annum. Next rent review April 2026.

27 New Road

Leased to 15/06/2032. Current rent £7,800. Rent review fixed increase to £8,700 per annum 15/06/2026 and £9,600 per annum 15/06/2029. Break clause 15/06/2026 (3 months notice required)

Tenure

The property is freehold and shall be sold subject to the above premises

Services

We understand that electricity, water, gas and drainage are available to the properties, There are separate meters to each tenancy.

Guide Price

£350,000

VAT

We are informed by the Owner that the premises is not subject to VAT

Energy Performance

The Landlord is arranging an EPC which shall be provided in due course.

Rating Assessment

From April 2026 the rateable values are: 26 New Road £4,200. 27 New Road £4350. 26a is Council Tax band A

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Please note the tenants trade fixtures and fittings are their possession and should be removed at the end of tenancies.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Local Authority

Wyre Forest District Council
Council Tel: 01562 732928

Money Laundering, Terrorist Financing and Transfer of Funds (Information on Payer) Regulations 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale (or letting) can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer or tenant (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968. **Contact: Nick Jethwa**
Email: nj@gherbertbanks.co.uk

Directions

Proceeding from the south into Kidderminster town centre to the Worcester Road (A449) island, take the second exit into New Road. Proceed over the traffic lights and the property will be seen after the bingo hall on the right-hand side.

What3words: blunt.school.pile

