



91-92 New Road, Kidderminster, DY10 1AE

G HERBERT  
BANKS

EST. 1898



91-92 New Road, Kidderminster, DY10 1AE

Freehold investment including bar and flat above

- Busy town centre bar in popular location
- 3 bedroom first floor flat requiring refurbishment
- Reversionary rent £39,000 per annum
- Extensive parking available to front and rear
- Gross Internal Floor Area 2,847sqft (264.59m<sup>2</sup>)

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, along with Morrisons, Aldi and Kidderminster college 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 property is a double fronted town centre bar with glazed entrance and recessed porchway. The bar area is open plan, with WCs and rear courtyard. Above is a three-bedroom apartment, currently requiring refurbishment.

## Accommodation

Internally the property has an open plan public bar area. There are built in bar fittings, which belong to the

Landlord and rear cellar area. There are built in stores, male, female and disabled toilets. A rear hallway leads out to a canopy porch, which is the entrance to the rear courtyard garden, which provides an extensive area and built in seating. There is also gated access to the Market Street pay and display carpark, which is adjacent to Kidderminster College and opposite Tesco supermarket.

The first floor flat, 92a New Road, has a separate entrance to the right hand side of the building with stairs leading up to the internal landing. The accommodation requires refurbishment and modernization, but would provide a layout to include kitchen, living room, three bedrooms and bathroom. There is generous ancillary space, in addition these principle rooms.

Ground Floor Gross Internal Area: 1,917ft<sup>2</sup> (178.23m<sup>2</sup>)

First Floor Gross Internal Area: 930ft<sup>2</sup> (86m<sup>2</sup>)

## Tenancies

The tenant is holding over on the terms of an expired lease, having first occupied the premises in 2011. The bar first opened under separate ownership in 2006. The tenant has agreed to sign a new 5 year lease on internal repairing and insuring terms at a rental of £28,600 per annum.

The first floor flat (92a) is currently not tenanted.

## Tenure

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

## Services

We understand that electricity, water, gas and drainage are available to the properties. There are separate meters for the commercial and residential accommodation.

## Guide Price

£450,000 per annum

## 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 confirmed in due course.

## Rating Assessment

From the 1<sup>st</sup> April 2026 the property has a rateable value of £16,000

## 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.

The Landlord owns the trade fixtures and fittings in the bar and these will be sold with the freehold and included within the price.

## 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](mailto: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 on the left hand side after the New Street pay and display car park.

*What3words: risks.expect.costs*

