For Sale

GJS Dillon

The Commercial Property Consultants



Bradley Stuart House, 1A Shaw Street, Worcester WR1 3QQ

Self-Contained Central Office Building

- 1,485 sq ft (137.92 sq m) NIA
- On-site allocated car parking
- Open-plan office & large board room
- Period features throughout the property
- Central location within Worcester City Centre
- Grade II Listed Building

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

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Location
Bradley Stuart House is located within Worcester city centre off Shaw Street. As the property is in a central location, this provides great access to Worcester's excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street, Worcester Shrub Hill and the new Worcester Parkway station. Worcester also lies to the west of Junctions 6 & 7 of the M5 motorway.

Description
Bradley Stuart House comprises office accommodation arranged over the ground and first floors. The property is situated in a courtyard off Shaw Street and is surrounded by similar properties. Over the ground floor there is a good-sized board room, male & female WC's and a kitchen. The first floor offers an open plan office area with well-integrated period features. Externally there is allocated car parking.

Tenure
The property is available freehold.

Energy Performance Certificate (EPC)
To be re assessed.

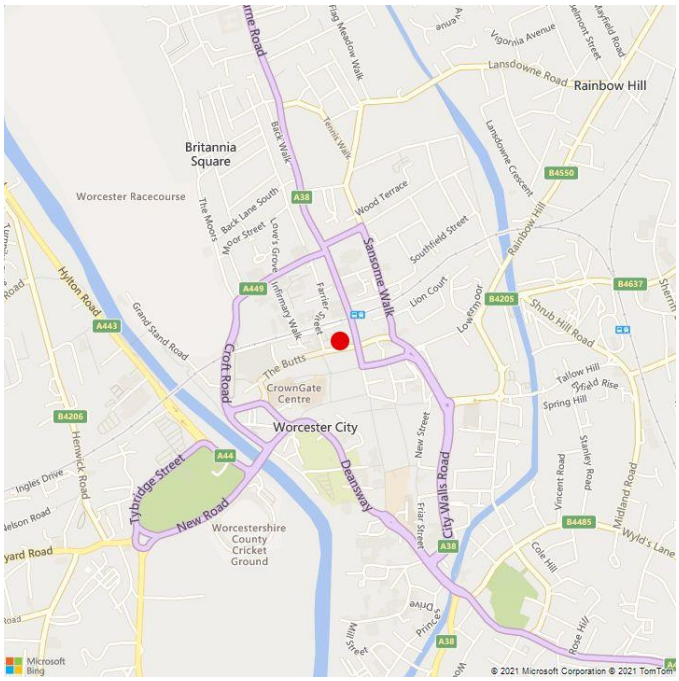


Guide Price
£267,500 for the freehold.

VAT
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment
Rateable Value - £10,250 (2020 – present).

Legal Costs
Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01905 676169 / 07394 569129

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