



### GUIDE PRICE

**£600,000**

(exclusive of VAT)



### GUIDE RENT (per annum)

**Ground Floor £30,000**

**First Floor £11,110**



### EPC RATING

**D**



**21 Victoria Square  
Droitwich, WR9 8DG**

Freehol/Leasehold | Two storey former bank & offices | 3,290 Sq Ft (305 Sq M)



**FOR SALE/  
TO LET**



## Location

21 Victoria Square is located in the middle of Droitwich Spa town centre in close proximity to HSBC, Fine & Country, Santander, WH Smith, The Library, Medical Centre, Police Station and St Andrew's Shopping Centre, all of which are within walking distance.

Droitwich itself is located 7 miles north of Worcester city centre and 21 miles south of Birmingham.

It is well located for access to the national motorway network at Junction 5 and Junction 6 of the M5.

The town also has its own railway station with direct links to Birmingham, Worcester and Hereford with further links onwards to London Paddington and Euston.



## Description

The property comprises a two-storey building of traditional brick construction surmounted by a pitched tile roof. The property is located in a prominent position in Droitwich town centre.

The ground floor comprises a mixture of open plan and partitioned accommodation. Additional office accommodation, storage, kitchen and toilet facilities are located to the rear. The basement comprises additional storage.

The first floor comprises a self-contained office suite with its own ground floor access. The suite is modular in layout with a number of individual offices and meeting rooms, kitchen and male and female toilets. Externally the property benefits from 2 car parking spaces.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

| Floor        | Sq Ft        | Sq M       |
|--------------|--------------|------------|
| Ground       | 2,002        | 186        |
| First        | 1,111        | 103        |
| Basement     | 177          | 16         |
| <b>Total</b> | <b>3,290</b> | <b>305</b> |



## Amenities



24/7 Access



Car Parking



Motorway Access -  
J5 or J6 of M5





## Further information

### Tenure

The property is available on a Freehold basis and will be sold with vacant possession upon completion or alternatively the property is available To Let by way of a new Full Repairing and Insuring Lease either as a whole or on a floor by floor basis.

### Guide Price

£600,000 exclusive of VAT.

### Guide Rent

Ground Floor: £30,000 per annum.

First Floor: £11,110 per annum.

The ground and first floors could be taken separately or as a whole.

### Business Rates

Ground Floor £27,500

First Floor £12,000

### Services

We understand that mains services are available to the property.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

### EPC

EPC Rating D.

### Legal Costs

Each party to bear their own costs in respect of this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting/sale.

### Anti Money Laundering

The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

VAT may be applicable and interested parties should make enquiries ahead of submitting any offer.

### Viewings

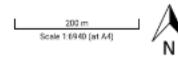
By prior arrangement with the sole agents.



# 21 Victoria Square, Droitwich



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|  |   |
|--|---|
|  | <b>Approximate Travel Distances</b>   |
|  | <b>Locations</b> <ul style="list-style-type: none"><li>• Worcester - 6.9 miles</li><li>• Bromsgrove - 6.7 miles</li><li>• Birmingham - 22.7 miles</li></ul> |
|  | <b>Nearest Station</b> <ul style="list-style-type: none"><li>• Droitwich - 0.4 miles</li></ul>  |
|  | <b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Birmingham International - 28.6 miles</li></ul>  |

|  |                                   |
|--|-----------------------------------|
|  | <b>Viewings</b>                   |
|  | <b>Lauren Allcoat</b>             |
|  | 01905 728 449                     |
|  | 07738 981 480                     |
|  | lauren.allcoat@fishergerman.co.uk |

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Particulars dated November 2024. Photographs dated November 2024.

