For Sale (May Let)

GJS Dillon
The Commercial Property Consultants



15 Victoria Square, Droitwich, WR9 8DE

Commercial Building in Central Droitwich

- 1,374 ft^2 (127.64 m^2) NIA
- Ground and first floor property
- Prominent position fronting Victoria Square
- To be sold with vacant possession
- Rear yard area
- Good access to junctions 5 and 6 of the M5 motorway

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

For Sale (May Let)

15 Victoria Square, Droitwich, WR9 8DE

Location
The property is situated in a prominent position fronting Victoria Square, close to its junction with the Ombersley Street East and Hertiage Way, on the southern edge of Droitwich Town Centre.

Droitwich is a well known Worcestershire spa town with good communication links to neighbouring towns and cities, with Bromsgrove town centre being seven miles to the north east, Worcester city centre being eight miles to the south west and Birmingham city centre being twenty two miles to the north. The nearest motorway access is approximately two miles to the north east of the town centre at Junction 5 of the M5 motorway.

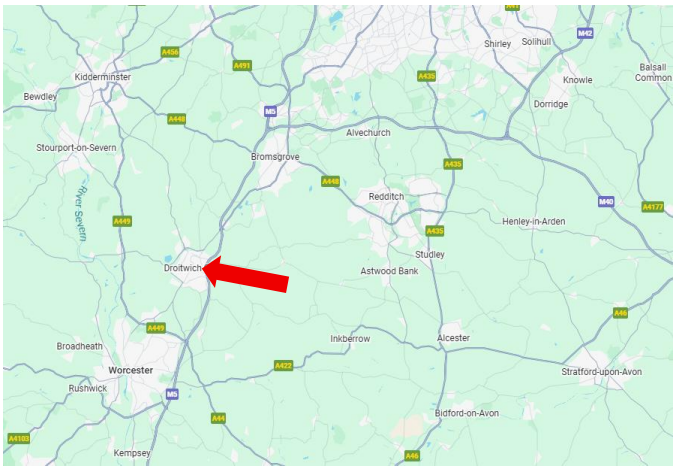
Description
The property is within easy walking distance of St Andrew's Square shopping centre and the popular Waitrose supermarket, together with local leisure facilities including Droitwich Spa Lido.

15 Victoria Square offers an end of mid terrace mixed use property. The ground floor offers access off Victoria Square into a good-sized office / retail area. The first floor offers a kitchen and WC facilities. The property benefits from air conditioning. There is also a rear yard area.

Ground Floor	800 ft^2	74.35 m^2
First Floor	573 ft^2	53.29 m^2
Total	**1,374 ft^2**	**127.64 m^2**

Tenure
The property is to be sold with vacant possession and is available freehold. Or on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)
The property has an energy performance rating of C (71)
Click here to view EPC report



Guide Price £205,000
Guide Rental £18,500 per annum, exclusive

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 - £11,500
Click here to view Rateable Value

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

Jorge Bray
jorgebray@gjsdillon.co.uk

Roy Wilkes
roywilkes@gjsdillon.co.uk