For Sale

GJS Dillon
The Commercial Property Consultants



Bank House, 7 Shaw Street, Worcester, WR1 3QQ

City Centre Office Building - Suitable for Development (STP)

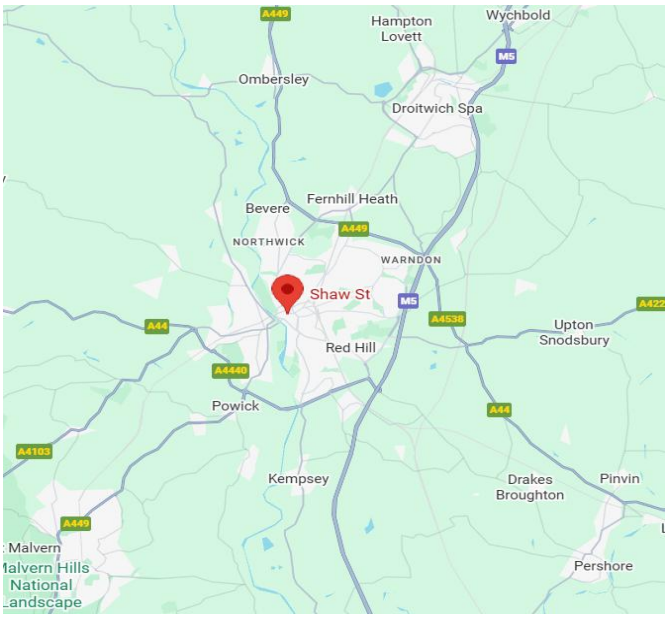
- 1,596 ft^2 (148.40 m^2)
- City centre location
- Suitable for conversion to 3 x 1 bedroom flats (subject to planning)
- The property is a Grade II listed building - register number 1390154
- Close to Foregate Street train station

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

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Location
Bank House is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford. At the 2011 census, the population of the city was approximately 100,000. The city has 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, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.



Description
Bank House, 7 Shaw Street comprises an end terrace building arranged over the basement, ground, first and second floors. Being end terrace and on the junction of Shaw Street and Farrier Street, the building is highly prominent and offers good exposure to a busy area of the city. The property is a Grade II listed building – register number 1390154.

Throughout the building there is a mix of small to medium sized offices, along with WC and kitchen facilities. The basement space is currently used for storage and is best suited to that use. We are aware that a scheme has been drawn up to convert the property to three self-contained one-bedroom flats, arranged as one per floor.

Ground Floor	532 ft2	49.47 m^2
First Floor	532 ft2	49.47 m^2
Second Floor	532 sq ft	**49.47 m^2**
Total	**1,596 sq ft**	**148.40 m^2**

Tenure
The property is available freehold

Energy Performance Certificate (EPC)
The property energy performance rating is to be reassessed.

Guide Price
£225,000

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-£16,000 till March 26, then rising to £19,250 from 01/04/2026. Click here for further information.

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.

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