



56 Friar Street, Droitwich, WR9 8EF

Freehold Commercial Premises

- 1,580 sq ft (146.80 sq m)
- Grade II listed building
- Three storey end of terrace building
- Located in central Droitwich
- Suitable for conversion to residential (subject to planning)
- Close proximity to the M5 motorway and wider motorway networks

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

For Sale

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Location

Droitwich is a well-known Worcestershire spa town being popular with local and national companies (due to its obvious communication links) as well as having a strong business community and good facilities.

Birmingham city centre is situated approximately 22 miles to the north east, Bromsgrove is situated approximately seven miles to the north east, Worcester city centre is situated approximately eight miles to the south west, Kidderminster is situated approximately nine miles to the north and Redditch is situated approximately 17 miles to the north east.

The M5 motorway is in close proximity to property with Junction 5 being approximately three miles by road to the north. From Junction 5, the M5 leads north to Birmingham, the M42, M40, M6 and Birmingham International Airport and southwards to the southwest, M50 and Wales. Droitwich town centre has a main line railway station with regular trains to Birmingham to the north and Worcester to the south, and a travel time of approximately 2 hrs 35 mins to London Paddington via Worcester.

Description

56 Friar Street comprises an end terrace building arranged over the ground, first and second floors. The property also benefits from a good-sized basement, which is useable and dry. The building is of brick construction surmounted by a pitched tiled roof. The property was previous used as a beauty salon, however, would be suitable for other commercial uses (offices, retail, healthcare etc.) or for conversion back to a residential premises.

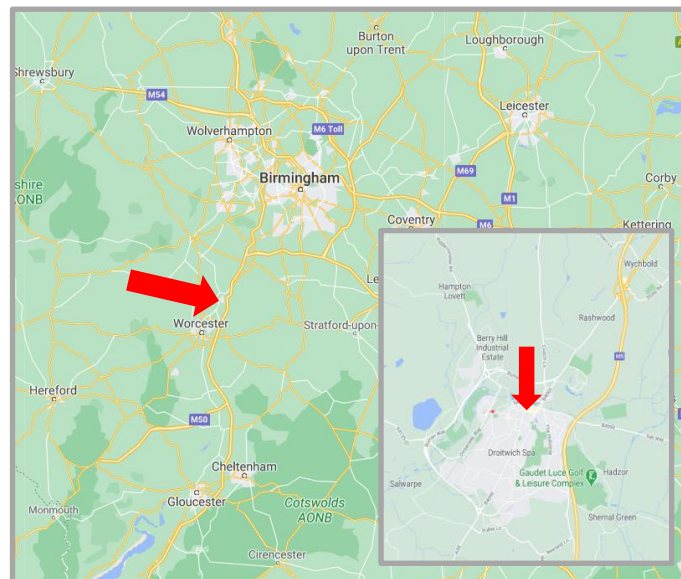
Ground Floor	585 sq ft	54.32 sq m
First Floor	479 sq ft	44.49 sq m
Second Floor	517 sq ft	47.99 sq m
Total	1,580 sq ft	146.80 sq m

Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property is to be reassessed.



Guide Price
£285,000

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 - £10,500

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 in situ 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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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

