



FOR SALE - COMMERCIAL UNIT WITH YARD

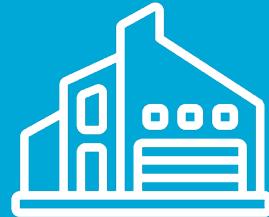
AFEB LIMITED, WORCESTER ROAD, STOURPORT ON SEVERN, WORCESTERSHIRE, DY13 9AS

KEY POINTS

0.833

ACRES

TOTAL SITE AREA



COMMERCIAL USE

GENEROUS
EXTERNAL
AREAS

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£300,000
(EXCLUSIVE)

James Evans

 07792 222 028

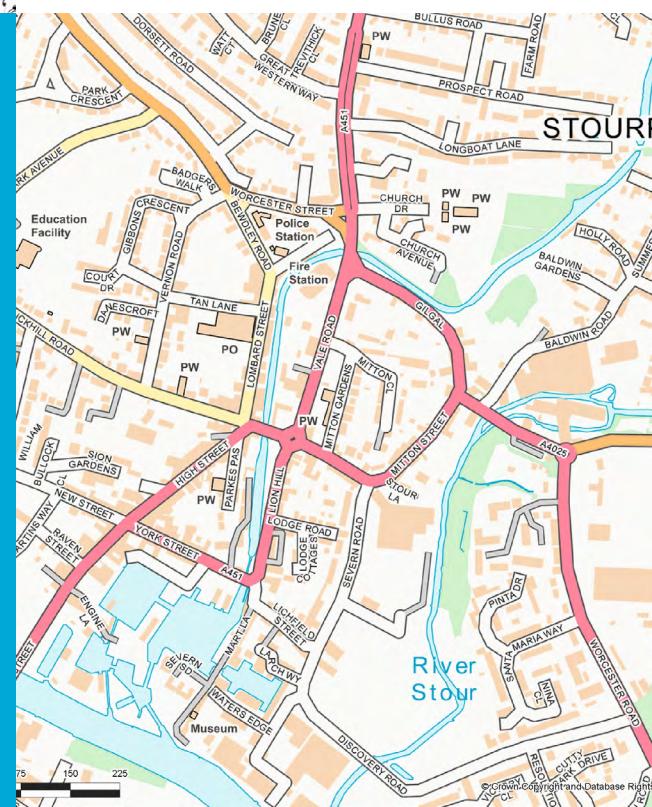
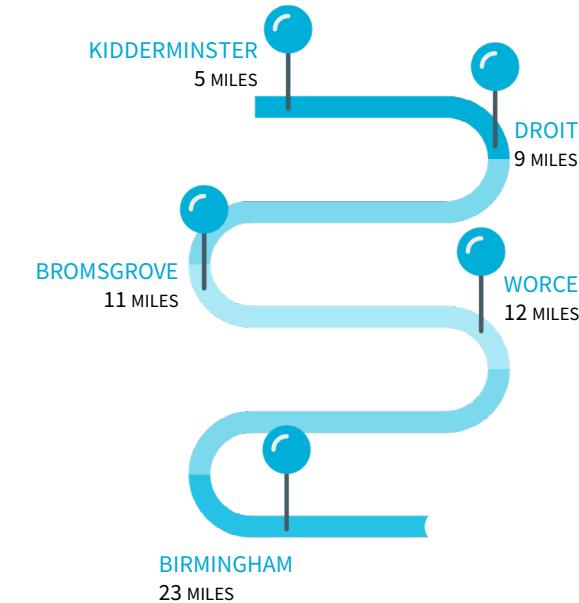
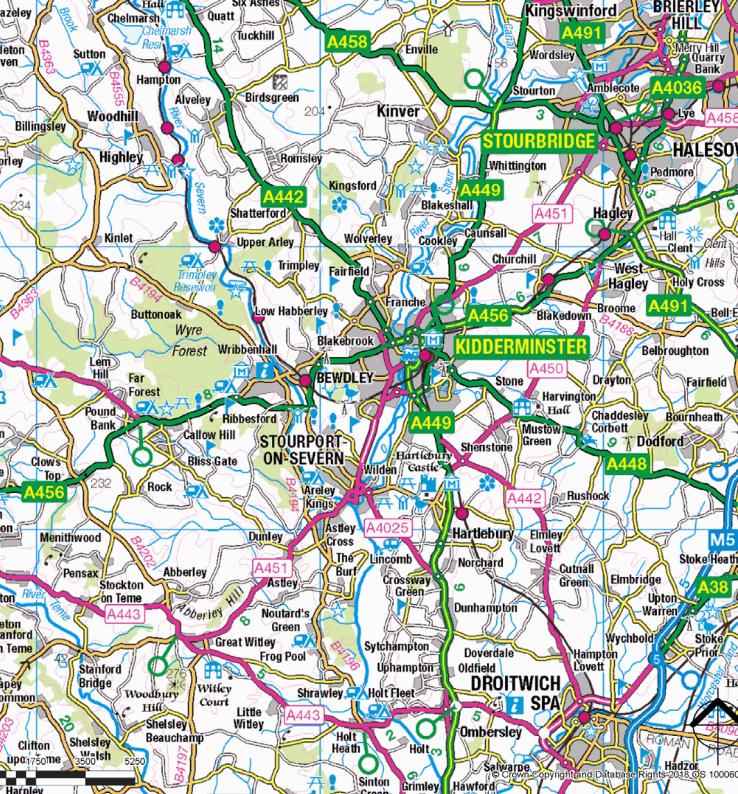
james.evans@hallsgb.com

Commercial Department

 01743 450 700

commercialmarketing@hallsgb.com

ESTABLISHED COMMERCIAL QUARTER



LOCATION

The property is prominently located fronting onto Worcester Road (A4025) on the edge of the town of Stourport on Severn. The property is located directly opposite Morecroft on the Worcester Road.

Stourport on Severn is a well established Worcestershire town situated on the River Severn with a resident population of approximately 20,000. The town is synonymous with the tourist industry however several well respected Worcestershire companies are situated in, or close to, the town centre, all of whom benefit from easy road access to all of the neighbouring towns and cities together with the M5 and M42 motorways.

Kidderminster is situated approximately 5 miles to the north, Droitwich (and junction 5 of the M5 motorway) is situated approximately 9 miles to the west, Bromsgrove is situated approximately 11 miles to the west and Worcester (and junction 6 of the M5 motorway) is situated approximately 12 miles to the south west via the main A449 trunk road.

DESCRIPTION

The property comprises of a commercial building with a generously sized external yard and parking area that fronts onto Worcester Road. The property is arranged to provide two attached commercial building structures with a Total Gross Internal Floor Area of approximately 4,900 ft sq (455.18 m sq).

The main structure provides a Total Gross Internal Floor Area of approximately 4,262 ft sq (395.91m sq) with an eaves height of approximately 4.65 metres and has a front door opening with a width of approximately 4.31 metres. The unit is of portal framework clad in profile sheeting. Attached to the unit is an open sided property structure that provides a Total Gross Internal Floor Area of approximately 638 ft sq (59.26 m sq).

There are also to the rear of the site two very basic open sided structures providing stores which have a Total Gross External Floor Area of approximately 1,417 ft sq (131.63 m sq).

The property benefits from a generously sized external yard and car parking area and the property has a Total Site Area of approximately 0.833 acres (0.337 ha).



ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
MAIN BUILDING		
Total Gross Internal Floor Area	455.18	4,900
OPEN SIDED STORES		
Total Gross External Floor Area	131.63	1,417



TENURE

The property is offered for sale freehold with vacant possession.

The property is owned under Title Number WR75186.

PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent falling in Use Class B of the Town and Country Use Classes Order.

The property would lend itself to a variety of commercial uses.

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity(three phase) and drainage are understood to be connected to the property.

PRICE

Offers in the region of £300,000 (Exclusive)

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the sale.

VAT

It is understood that the property is not elected for VAT and therefore VAT will not be chargeable on the purchase price.

RATES/EPC

We have made online enquiries to the local authority and were advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	TBC

LOCAL AUTHORITY

Wyre Forest District Council

Wyre Forest House
Finepoint Way,
Kidderminster,
Worcestershire
DY11 7WF



01562 732928

WYRE FOREST DISTRICT COUNCIL

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.