



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

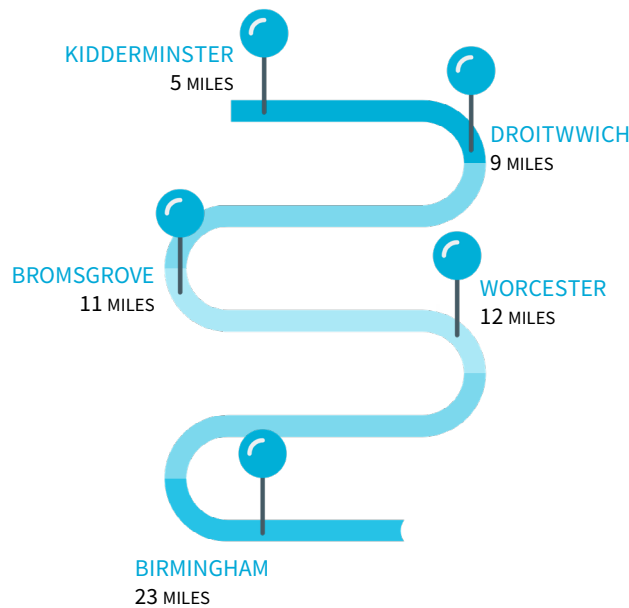
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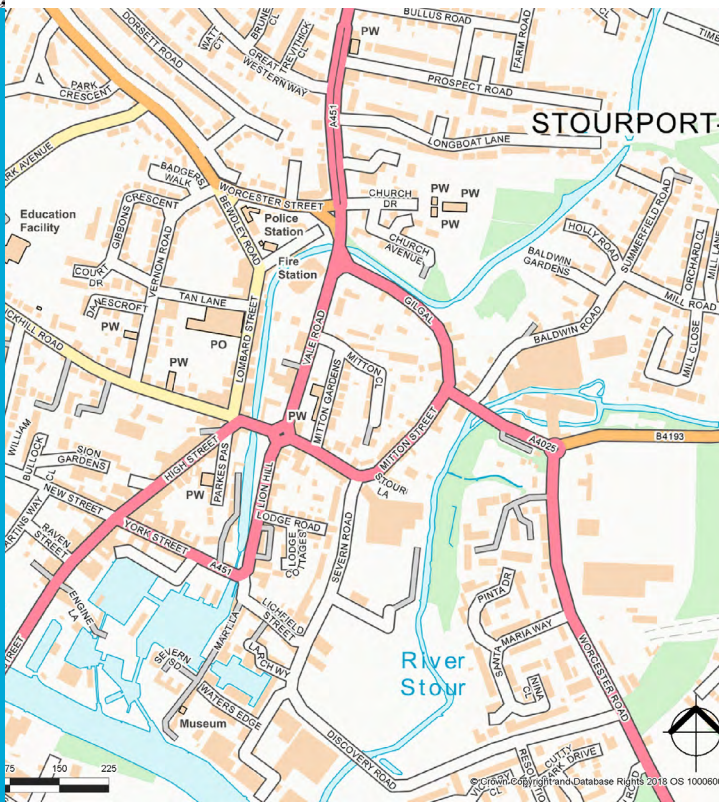
LOCATION

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 situate 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.

ESTABLISHED COMMERCIAL QUARTER



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 (395.91 m 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

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