

For Sale

GJS | Dillon

The Commercial Property Consultants



64 Friar Street, Droitwich, WR9 8EF

Commercial Freehold Property

- 3,491 sq ft (324.32 sq m)
- Grade II listed mid terrace office
- Suitable for conversion to residential (Subject to Planning)
- Located in Central Droitwich
- Parking for 8 – 10 cars at the rear of the property
- Close proximity to the M5 motorway and wider motorway networks
- Click [here](#) to take a virtual tour of 64 Friar Street

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

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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

64 Friar Street comprises a Grade II listed mid-terrace office building arranged over the ground, first and second floors. The property was built in the late 16th Century and then rebuilt early 19th century, it is assumed to be of timber frame construction with brick elevations.

The building currently offers office accommodation with office space and meeting rooms over all floors. In addition to the office space there is a storage area to the rear of the building, at ground floor level.

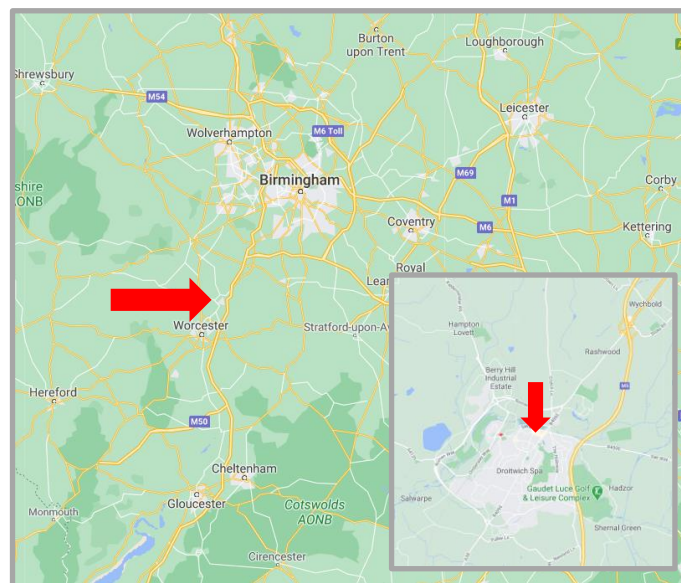
Ground Floor	1,427 sq ft	132.54 sq m
First Floor	1,471 sq ft	136.68 sq m
Second Floor	593 sq ft	55.10 sq m
Total	3,491 sq ft	324.32 sq m

Virtual Tour

Please click [here](#) to take a virtual tour of the property.

Energy Performance Certificate (EPC)

The property energy performance is to be reassessed.



Guide Price Price on Application

Tenure

The property is available on a freehold basis.

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 - £26,250

[Summary valuation - Valuation Office Agency - GOV.UK](#)

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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