

PRIME ROADSIDE COMMERCIAL UNIT FOR SALE

Full Vacant Possession – 52 Sidbury

Worcester, WR1 2HZ

For Sale by Informal Tender - Site Area Approx. 0.11 Acres (0.04 Ha)



Premises at 52 Sidbury, Worcester

LOCATION

Worcester is a historic cathedral city in the West Midlands, located 30 miles southwest of Birmingham, 30 miles north of Cheltenham and Gloucester and 101 miles northwest of London. The city has good road communications, being positioned at the junction of the A44 and A449 trunk roads, with J6 and J7 of the M5 motorway also nearby. The city also benefits from direct rail services to Gloucester (35 minutes) Birmingham New Street station (46 minutes) and London Paddington (2 hours).

DESCRIPTION

The property is situated on the confluence of the A44 London Road and the A38 in the heart of Worcester central commercial district. This highly visible location would suit a wide range of commercial uses benefiting from an estimated annual average traffic flow of 25,316 motor vehicles (source: Department for Transport: Road Traffic Statistics, 2022).

The property comprises a corner site extending to approximately 0.11 acres (0.04 hectares) and accommodates a detached property providing a showroom, with a return frontage on to St Peters Street, workshop, kitchen and WC's on the ground floor, with additional sales area, stores and offices on the first floor. To the rear of the property is a small yard accessed from St Peters Street which provides access to the workshop. The King Street Car Park is located immediately adjacent the property.

PLANNING POTENTIAL

We believe the site will fall under 'Sui Generis' of the Use Classes Order (amendment) 2020.

EXISTING ACCOMODATION (GIA Approximately)

Building	Sq. M	Sq. Ft
Ground Floor Sales	179.8	1,935
Workshop	64.33	692
Kitchen	10.98	118
WC's	3.565	38
FF Sales	81.09	873
FF Store	27.43	295
FF Office	21.83	235
FF Store 2	6.2	66.73
Total	395	4,253.35
	Hectares	Acres
Total Site Area	0.04	0.11

SERVICES

We understand the site benefits from gas, water and electricity.

TENURE

Freehold. To be sold with full vacant possession

GUIDE PRICE

£750,000

VAT

VAT is applicable to all costs related to this property.

LEGAL INFORMATION

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles. All viewings to be arranged by emailing phoebe.harmer@brutonknowles.co.uk.

TERMS

The site is offered for sale by informal tender. Conditional and Unconditional Offers are invited. Tenders should be submitted to Dorian Wragg and/ or Phoebe Harmer by email.

dorian.wragg@brutonknowles.co.uk

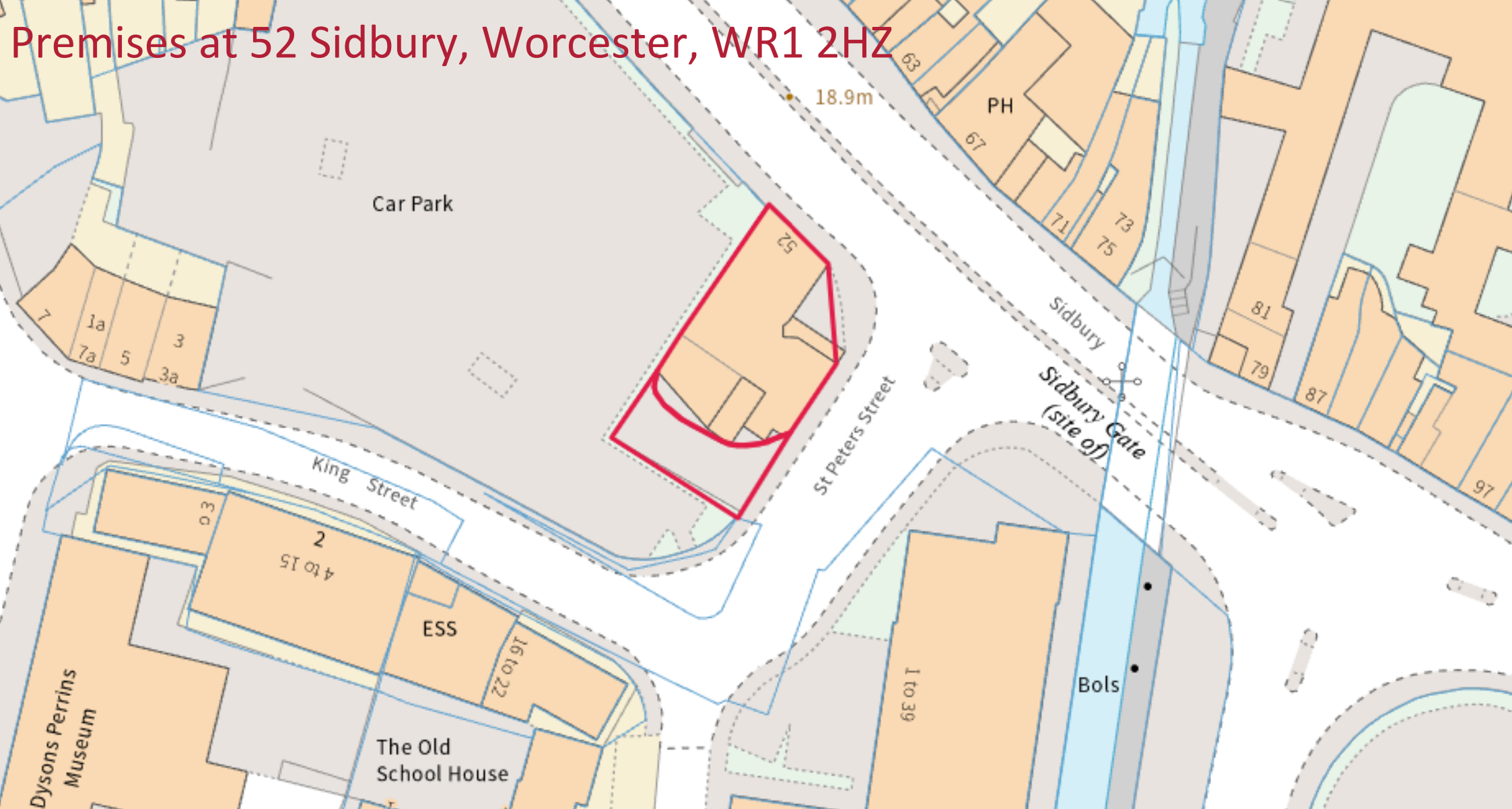
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Bids should be in accordance with the 'Financial Proposal Form' available on request.

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Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.