



**Character Offices with Residential Potential STP**

**GROSS FLOOR AREA 2519 SQFT**

**Ivy House, 56 Alcester Road, Studley B98 7NP**



# For Sale

- CHARACTER OFFICES
- 2519 SQFT GIA
- VERSATILE ACCOMMODATION
- RESIDENTIAL DEVELOPMENT POTENTIAL STP
- POPULAR LOCATION
- FREEHOLD

## Location

Studley is a large village in the Stratford-on-Avon district of Warwickshire. Situated on the western edge of Warwickshire near the border with Worcestershire, it is 3.5 miles (6 km) southeast of Redditch and 13 miles (21 km) northwest of Stratford-upon-Avon.

Studley boasts a good supply of amenities with a wide range of shops, restaurants, public houses and some of the best schools in the area.

The A435 provides easy access to the M42 some 7 miles to the north.

## Description

The property comprises a imposing, character two storey office building located at the corner of Alcester Road and Church Street, set behind a small fore garden.

The versatile accommodation is arranged as follows:

Ground Floor, the original Entrance Hall leads to 2No. Private Offices, General Office, separate male and female WCs, Kitchenette, second Entrance Hall off Church Street and large General Office / Work Room.

Three staircases allow easy access to the First Floor which is arranged as 2No. Private Offices and 2No. General Offices, one benefiting from well specified tea room.

The total gross floor area is approximately 2519 sqft.

Outside there is a charming inner courtyard and ample parking along Church Street.

## Development Potential

There is potential, subject to planning, to convert the premises into residential or work live accommodation.

## Purchase Price

£425,000

## Tenure

Freehold

## Services

All mains services are available

## Rateable Value

The property is slit into various assessments, please contact us for details.

## EPC

please enquire of our reception.

## Viewings

Strictly via our reception on 01527 584242



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