



**Residential and Commercial Development Opportunity**

**2953 SQFT ON 0.15 ACRES**

**3 Worcester Road, Bromsgrove, B61 7DL**

# For Sale

- COMMERCIAL AND RESIDENTIAL DEVELOPMENT
- SITE FOR 6 APPARTMENTS
- PROMINENT TOWN CENTRE LOCATION
- SHOP WITH POTENTIAL FOR 4 FLATS ABOVE
- FREEHOLD

## Location

The Property is located between Worcester Road and Paradise Road situated within Bromsgrove Town Centre close to the junction with High Street, a predominantly Retail area.

All main urban amenities are available within Bromsgrove Town Centre together with good road and rail communications.

## Description

3 Worcester Road comprises a mid-terraced, three storey shop arranged as:-

Self-Contained Shop fronting onto Worcester Road of some 842 sqft.

Lobby to the rear provides access to the former Office accommodation, some 2111 sq ft which has been stripped to allow for conversion to 3No Two-Bedroomed Flats and a one-bedroomed Flat.

To the rear is a site with access off Paradise Road of some 0.107 acres on which planning consent has been gained for a two-storey block of 6 one-bedroomed Flats.

The total floor area is 2953 sqft (274 sqm) on some 0.15 acres.

## Planning Consent

Our client has obtained planning consents 23/00343/Ful and 21/01757/Ful with regard to the proposed developments

## Purchase Price

£625,000

## Tenure

Freehold

## Services

All mains services are available

## Legal Fees

Each party to pay their own costs.

## Energy Performance Certificate

TBC

## Anti-money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

## Viewing

Strictly by appointment with our Reception on 01527 584242.



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.