



Commercial Property Investment with Development Potential

2,400 SQ FT (223 SQ M)

1-3 High Street, Astwood Bank, B96 6DB

FOR SALE

- GROUND FLOOR LET AT £11,280
- DESIRABLE LOCATION
- POTENTIAL TO CONVERT STPP

- FIRST FLOOR + WORKSHOP LET AT £13,200
- 4 PARKING SPACES
- AVAILABLE IMMEDIATELY

LOCATION

The Property is located at the junction of High Street and Feckenham Road occupying a prominent corner position conveniently accessed from Evesham Road (A441).

DESCRIPTION

The Property is an attractive, return-fronted, two storey commercial Property arranged in three self-contained portions as follows:-

- a) Ground Floor 1a and 3 High Street – Well-appointed Beauty Salon premises, comprising; reception, treatment rooms, storeroom, kitchenette and WCs extending to 950 sq ft.
- b) First Floor, 1 High Street – Good quality offices accessed via a ground floor lobby, configured as a mixture of open plan and private offices circa 950 sq ft.
- c) Workshop, 1 High Street – Single storey (lock-up) currently used for storage and assembly extending to some 500 sq ft.

The Gross Internal Area (GIA) extends to approximately 2,400 sq ft (223 sqm).

ASKING PRICE

£315,000 (No VAT)

RENTAL INCOME

Ground Floor 1a and 3 High Street – Let to Libby Mitchell Beauty Treatments at Annual Rent of £11,280 currently on a Licence but willing to sign a renewable 3 year lease. Available with Vacant Possession, if required.

First Floor and Rear Workshop- Let to Ridgeways Surveyors Ltd at an Annual Rent of £13,200 on a Licence.

RATEABLE VALUES

Ground Floor - £6,500

First Floor Offices - £8,700

EPCS

Ground Floor – Band C (51)

First Floor – Band D (92)

SERVICES

All mains services are available.

LEGAL FEES

Each party to pay their own fees.

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 584 242



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.