

# FOR SALE

Former school site which extends to 1.22 acres



## THE FINSTALL CENTRE, STOKE ROAD, BROMSGROVE B60 3EN

- Rectangular site extending to 1.22 acres
- Existing single storey school premises which is 6,739 sq ft (626.08 sq m) GIA
- Access road to the western elevation included within the sale of the site
- Situated under 150m from Bromsgrove Train Station, which has a 30 minute service to Birmingham New Street
- Fronts Stoke Road, providing access to Bromsgrove town centre and beyond to the national motorway network



**GJS | Dillon**

The Commercial Property Consultants

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[www.gjsdillon.co.uk](http://www.gjsdillon.co.uk)



## THE FINSTALL CENTRE, STOKE ROAD, BROMSGROVE B60 3EN

### Location

The Finstall Centre is located in Bromsgrove, a West Midlands town that lies 12 miles south west of Birmingham and 12 miles north east of Worcester. Bromsgrove is a popular commuter town, being situated on Junctions 4 & 5 of the M5 motorway and Junction 1 of the M42 motorway.

Bromsgrove also has a mainline train station, which is under 150m from the subject site. The station offers a direct service into Birmingham New Street, with services running at least every 30 mins and taking approximately 30 mins. There is also a direct service to Worcester which takes approximately 20 minutes. Birmingham International Airport is also highly accessible via the M42.

### Description

The Finstall Centre comprises a former school building which is arranged over the ground floor only (the property does have a basement however this is inaccessible) and extends to 6,739 sq ft (626.08 sq m) GIA.

The building sits within a rectangular site that **extends to 1.22 acres**. The site fronts Stoke Road to its northern elevation, with the eastern and southern elevations comprising residential property. To the western elevation there is an access road, which forms part of the property.



### Guide Price

Offers in excess of £1,000,000

#### Tenue

The property is available by way of the sale of the freehold.

#### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

#### Legal Costs

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

**Viewing and further information:**  
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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 grants 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.

**GJS Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region



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