

For Sale

GJS | Dillon

The Commercial Property Consultants



9 St. Mary's Street, Worcester, WR1 1HA

City Centre Office With Parking

- 1,800 sq ft (167.24 sq m) NIA
- Three storey mid terrace offices
- Potential to convert to a residential property (STP)
- Five off street car parking spaces
- Within walking distance to Worcester City Centre
- Excellent links to public transport facilities

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

For Sale

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Location

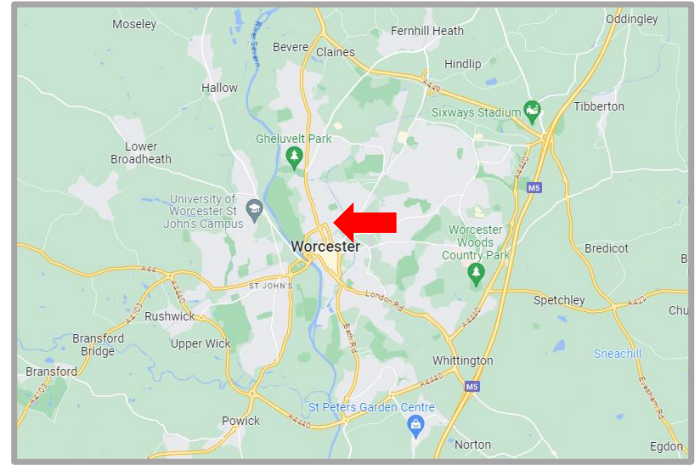
Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, which lies adjacent to the subject property with Junction 7 being approximately one and a half miles drive south. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network. Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.

Description

9 St. Mary's Street is a mid terraced three storey building of brick main wall construction surmounted by a pitched tiled roof with sash windows to both the front and rear elevation. To the front of the property there is a hardstanding car parking area suitable for the parking of four vehicles.

The property is arranged over the ground, first and second floors. Beneath the property there is a basement cellar area which historically has been used for storage, however it does offer good height and signs of damp were minimal.

Internally, the property has been used as offices / consulting rooms and is arranged to provide individual and larger office over all floors. There are kitchen facilities at ground floor level and WCs over the ground and first floors. The property is therefore suitable for alternative uses, such as residential.



Guide Price £255,000

VAT

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

Rating Assessment

Rateable Value - £12,750

Legal Costs

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

Basement	261 sq ft	24.22 sq m
Ground Floor	650 sq ft	60.38 sq m
First Floor	445 sq ft	41.32 sq m
Second Floor	445 sq ft	41.32 sq m
Total	1,800 sq ft	167.24 sq m

Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property has an energy performance rating - TBC

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 gratis 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.

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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

