



# INDUSTRIAL SITE & PREMISES, GEORGE BAYLIS ROAD, DROITWICH WR9 9RB

## FOR SALE

UNIQUE FREEHOLD INDUSTRIAL PREMISES -  
DEVELOPMENT OPPORTUNITY  
(SUBJECT TO PLANNING)

- ▶ Industrial site & premises that extends to 1 ½ acres
- ▶ Currently let on a number of short term tenancies, providing income
- ▶ Surrounded by national retail warehouse occupiers, with the adjacent site recently being granted planning permission for a new Lidl store
- ▶ Opportunity to redevelop the site, subject to planning
- ▶ Planning permission already granted for redevelopment of part of the site
- ▶ Located 350 yards from the A38, 2 miles south of Junction 5 of M5 & 6 miles north of Worcester and Junction 6 of the M5





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.

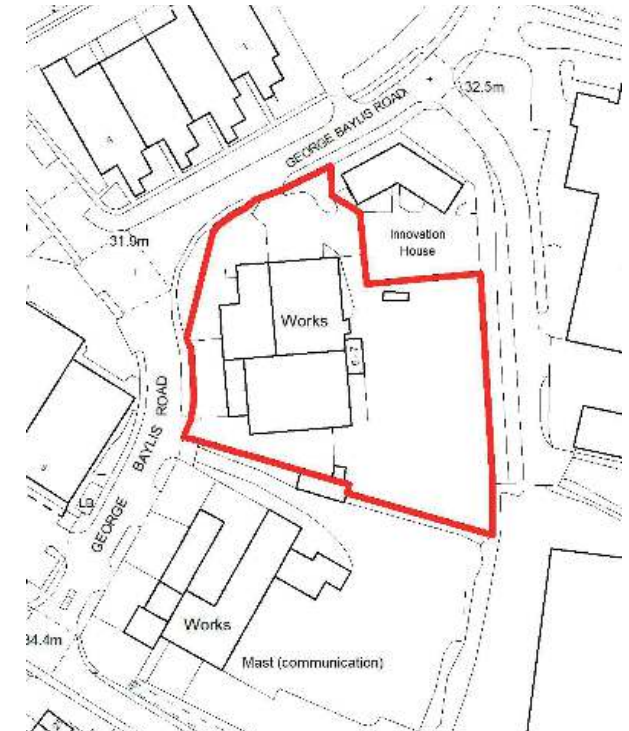
## 📍 INDUSTRIAL SITE & PREMISES, GEORGE BAYLIS ROAD, DROITWICH WR9 9RB

Units 1 – 6 George Baylis Road are situated off the A38 at it's junction with A442 (Kidderminster Road), with the A442 providing access to Droitwich town centre & Droitwich railway station (both under ½ mile south east of the subject). The A38 provides direct access to Junction 5 of M5 motorway (two miles north) and Worcester (approximately six miles south).

The site is currently arranged to provide a circa 16,000 sq ft industrial unit that has been sub-divided to currently provide four units. The existing buildings occupy approximately 25% of the site, with the remaining land being level hard standing that is currently used by a car wash operator and as storage.

The site is currently subject to three short term tenancies producing a total income of £72,000 per annum (gross).

Subject to gaining the necessary consents, the site offers a fantastic development opportunity being close to transport links and other established business occupiers. The immediate area has also become popular with retail warehouse & supermarket occupiers; with Homebase, Aldi, DFS, B&M & Pets At Home already being established – and planning consent/permission has just been granted to Lidl to construct a brand new 22,873 sq ft supermarket on the adjacent site to the subject.



### Guide Price

Offers from £850,000  
Subject to contract

### Rating Assessment

Rateable Value: £56,550

### Energy Performance Cert. (EPC)

Six EPCs between C & D

### Tenure

The property is available freehold subject to the existing tenancies. Further details are available from the joint sole agents.

### 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.

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