

# FOR SALE OR TO LET



## 13 VICTORIA SQUARE, DROITWICH, WR9 8DE GROUND FLOOR OFFICE/RETAIL PREMISES WITH 2 SELF CONTAINED FLATS



### LOCATION

The premises are prominently located in the heart of Droitwich town centre.

The Property is adjacent to **Santander** and occupiers in the immediate vicinity include **WH Smith, the Library and Lloyds Bank.**

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor internal – <https://youtu.be/aw1Y6TVgrso>

External Video- [https://youtu.be/c\\_GjYvTqBU](https://youtu.be/c_GjYvTqBU)

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	20'7"	6.3 m
TOTAL DEPTH	52'9"	16.1m
GROSS FLOOR AREA APPROX.	800 sq ft	74 sq m

### LEASE

The ground floor property is currently held on a lease to expire on 14<sup>th</sup> October 2025 at a rental of **£16,000 pa** (exclusive of rates).

We understand the Landlords are willing to consider granting a new lease or lease extension.

### BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for the payment of building insurance and service charge.

### FREEHOLD

The Freehold is available at **£385,000.**

This will include the Ground Floor which currently produces an annual rental of **£16,000** but is available with vacant possession plus 2 x Two Bedroom flats let on AST's producing **£12,900.**

The total current income is **£28,960** per annum.

### BUSINESS RATES/COUNCIL TAX BANDS

Retail Unit Rateable Value - **£7,900**

Both flats are in Council Tax Band A

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The ground floor has a rating of 115 (Band E).

Both flats have a rating of Band D.

A copy of the certificates are available upon request.

### LEGAL COSTS

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

### VAT

We understand that VAT is not payable on the rental or purchase price, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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