

NO.  
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TRINITY HOUSE | IMPRESSIONIST AND MODERN COLLECTIONS

No.

35

High Street | Broadway | Worcestershire | WR12 7DP | Former Art Gallery | Prominent Cotswolds Village | Suitable for a variety of uses (STP) |

No. 35

# Location

**35** The property is in Broadway, a popular village and tourist location on the Worcestershire/Cotswolds border. Broadway is a picturesque village, with a variety of independent retailers, restaurants, cafés and hotels.

**35** Broadway is a popular village at the foot of the Cotswolds, with nearby attractions including the Farncombe Estate, Broadway Tower and Dormy House Hotel. The village is within a short driving distance from other popular Cotswold's destinations, such as Chipping Camden, Chipping Norton and Stow – On-The – Wold. The nearest main population centre is Cheltenham, approximately 16.5 miles southeast of Broadway.

**35** The property is a 10-minute drive from Honeybourne train station, which provides half hourly commuter trains to Worcester City Centre (within 30 minutes) and London Paddington Station (within 1 hour and 30 minutes).



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# Description

**35** The property is a Grade II listed end terrace three storey former art gallery. The property is constructed from Cotswold stone elevations and single glazed timber framed windows, under a stone tiled pitched roof.

**35** The ground floor accommodation is accessed through a customer entrance off Broadway High Street and provides open plan exhibition/gallery accommodation, with a small staff kitchen/WC facility to the rear. The first floor provides further exhibition accommodation and access to the second floor, which is mostly of storage space.

**35** We understand that the internal accommodation extends to approximately 3,251 sq ft (302 sq m).

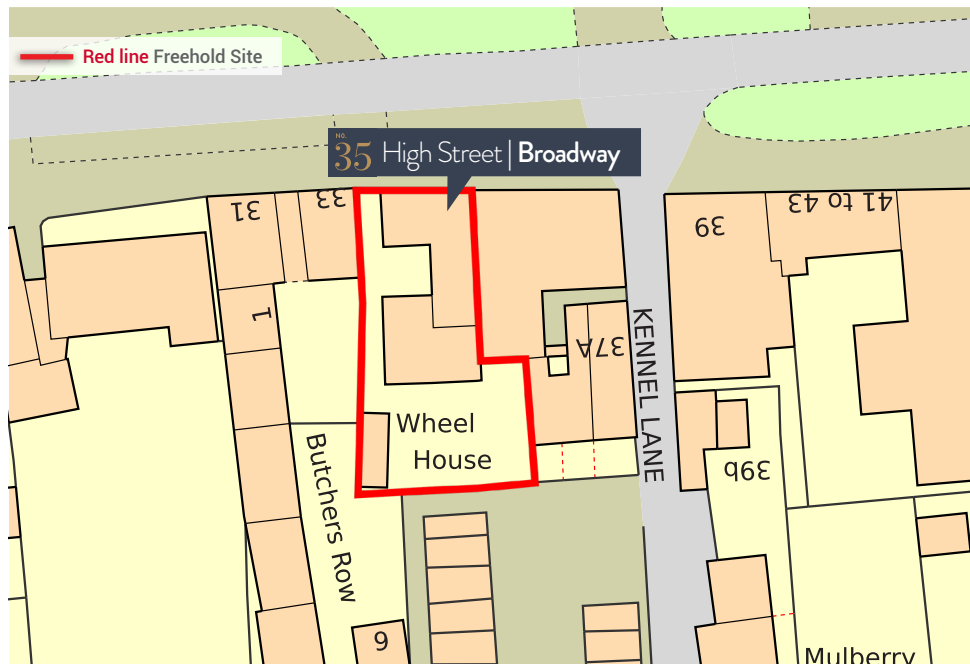
**35** The property is well specified inside and includes several character features, including exposed beams throughout, exposed internal Cotswold stone elevations and wooden doors with hand beaten cast iron frames. The property has hardwood/carpeted floors throughout.

**35** The interior is fitted with a smart LED lighting & heating system, gas central heating and security shutters to the front and side of the property.

**35** Externally, to the side of the property there is a gated car (small) width driveway, providing access to a single storey garage. To the rear of the property, accessed through the staff kitchen or driveway is a stone paved terraced garden, which currently accommodates an unused swimming pool.

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No.35 High Street | Broadway | Worcestershire | WR12 7DP

## Accommodation

We calculate that the property provides the following approximate accommodation:

Floor	Sq Metres	Sq Feet
Ground	146.20	1,574
First	126.10	1,357
Second	29.70	320
<b>Total</b>	<b>302.00</b>	<b>3,251</b>

## Planning

The property is in an area administered by **Wychavon District Council**, further enquiries regarding the properties planning history can be located on the Wychavon council website: <https://plan.wychavon.gov.uk/>

## Tenure

The property is held **freehold**, Title **No. WR158978**.

## EPC

EPC information is available on request.

## Tenancy

The property is to be sold with **vacant possession**.

## Terms

Offers in excess of **£1,250,000** are invited for the **freehold**, subject to contract.

## Legal costs

Each party is responsible for their own legal costs.



Broadway Tower

## Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

### BY ORDER OF THE JOINT ADMINISTRATORS PHILIP WATKINS AND PHIL ARMSTRONG OF FRP ON BEHALF OF TRINITY HOUSE PAINTINGS LTD

The property is being marketed for sale on behalf of the Joint Administrators therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrator to the best of their knowledge and a purchaser must rely solely upon their own enquires. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability

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