



Vale Road, Stourport on Severn, Worcestershire DY13 8YJ

G HERBERT
BANKS

EST. 1898

Vale Road, Stourport on Severn Worcestershire DY13 8YJ

Roadside re-development site 0.27 Acres

- Overlooking A451 Vale Road
- Existing Use – Workshop, Showroom & Cafe
- 0.27 Acre site with 2,810ft² accommodation
- Located between Lidl and Esso Garage incorporating Asda and Greggs

Kidderminster 4 ½ * Droitwich M5 10 * Worcester 12
Approximate Distance in Miles

Situation

The property is located overlooking the A451 Vale Road, which is the main arterial route feeding traffic out of the Town towards Kidderminster in the north and also to the B4195 to Bewdley, to the west.

Stourport is renowned for its historic Canal Basins and its Riverside Parks, which attract tourists to the area. The Town benefits from shopping, leisure and educational amenities. There are greater facilities in neighbouring Kidderminster and also the Cathedral Cities of Worcester and Birmingham. Access to the national Motorway network is via the M42 and M5.

The Wyre Forest district is a major tourism destination, including the West Midlands Safari Park, Severn Valley Heritage Railway and Arley Arboretum.

Currently, Stourport is undergoing substantial re-development of nearby brownfield sites and extensive new build around the town.

A location plan is incorporated within these particulars.

Description

The property comprises of two blocks of single storey accommodation, set behind a tarmac parking area. To the front there is a motorbike showroom and workshop, adjacent to which is a café premises. Vehicular access extends around to the rear with further parking/yard area and there are workshops to the rear boundary. To the rear of the property is the Staffordshire & Worcestershire Canal.

Accommodation

Workshop/Showroom	950 sq.ft
Café & W.C	750 sq.ft
Workshops	1,110 sq.ft
Total	2,810 sq.ft

GENERAL INFORMATION

Tenure

The property is Freehold Title No. HW110218. The property will be sold with vacant possession.

Guide Price

Offers based on £450,000

VAT

We are informed by the Owners that the premises is not subject to VAT.

Energy Performance

There are separate Energy Performance Certificates for both the Motorbike Showroom and adjacent Café. Both have an EPC rating of C

Rating Assessment

The rating assessment for the showroom is a rateable value of £8,000. The rear Garages £4,150 and the café is £2,750.

Agents Notes

Services

We understand that three phase electricity, gas, water and drainage are connected.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Money Laundering

The successful purchaser will be required to submit information to comply with money laundering regulations.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968. **Contact: Nick Jethwa**
Email: nj@gherbertbanks.co.uk;

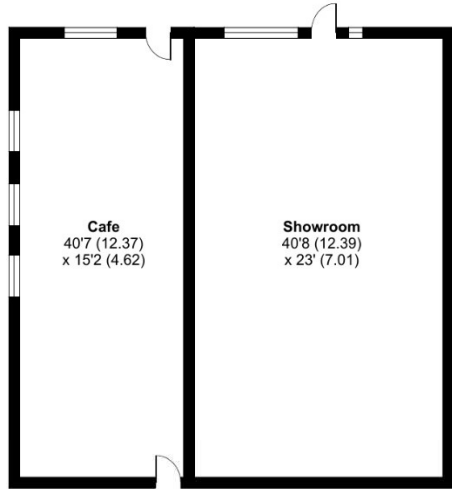
Directions

From M5, Jct 5 Worcester take A449 to Claines and north towards and past Ombersley. At the Mitre Oak Public House roundabout take the first left A4025. After Cooks Garden Centre take the left at the small roundabout. At the following T junction turn left into Mitton Street (one way). Get into the right hand lane and follow the road round to your right, through the traffic lights and continue in the right hand lane onto the A451 Vale Road. Get into the left hand lane. Esso garage and Lidl are on Left. The property is located between them as identified by the Agents For Sale board.

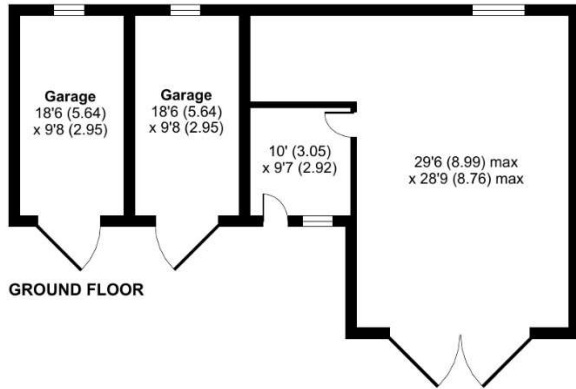
Vale Road, DY13

Approximate Area = 1143 sq ft / 106.2 sq m (includes garages)
 Outbuilding = 1592 sq ft / 147.9 sq m
 Total = 2735 sq ft / 254.1 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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