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Galtons Mill, Galtons Lane,
Belbroughton

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Galtons Mill, Galtons Lane, Belbroughton, DY9 9TS

For Sale

Investment property currently let and producing a good rental return.

Unique high specification offices in quality location and converted from a former Water Mill.

Extending to just over 3,300sqft of net internal accommodation.

Location

Conveniently located on the outskirts of the delightful North Worcestershire village of Belbroughton around 3.5 miles to the West of Junction 4 of the M5 motorway at Bromsgrove and around 13 miles from Birmingham City Centre.



Description

Galtons Mill is a former Mill with water wheel which is Grade II Listed and was originally cast at Cookley in 1793 and thought to be one of the oldest in the country. The offices benefit from a high specification including perimeter electrics and data cabling in trunking, double glazed windows with security internal shutters, suspended ceilings, CCTV, and glazed partitions at first floor level sub-divide the office space.

Accommodation

Ground Floor

Open plan office together with kitchen and wc, further general office with vaulted ceiling and exposed roof trusses with air conditioning to this section of the building together with its own kitchen, staff room and wc. 2,107 sqft (196sqm) approximately.

First Floor

Open plan office with glazed partitions making offices and meeting rooms and further meeting office/board room. 1,204sqft (112sqm) approximately

Total Net Internal floor area 3,311sqft (308sqm) approximately



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we sell **homes.**



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Externally

There is car parking to the front and side of the building and two separate entrances from Galtons Lane.

The property is currently let. A new lease has been agreed at £35,750 per annum for 7 years until 2031 with a 3 year break clause and a 3 year rent review in June 2027.

Tenure – Freehold – investment property subject to existing lease. The tenant is going to enter into a new lease which is the terms above.

Business Rates – The property is currently assessed with a Rateable Value of £40,250 from 1st April 2023 as offices and premises.

Guide Price - £595,000 + VAT if applicable

EPC – C

Viewing – Strictly By Appointment with the Lee Shaw Partnership – 01562 888111

www.leeshaw.com

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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