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**MASTERS
HOUSE**

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Masters House
46 Bridgnorth Road, Wollaston, Stourbridge

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Masters House, 46 Bridgnorth Road, Wollaston, DY8 3QG

Description

An iconic self contained detached office building ideal for a company headquarters.

This landmark building within Wollaston was converted to offices approximately 20 years ago. It is Grade II Listed and described in the listing as dating from circa 1860 as the vicarage to the Church of St James. It appears to have been used as the Head Masters House for the church buildings which were at one time a school. At the time of conversion the property was fully refurbished and with lots of quality oak internal joinery and panelling to many of the principal rooms. It comprises reception office, board room and offices arranged over 3 floors together with its own car parking to the front and rear of the building.

Location

Prominently located on Bridgnorth Road close to the centre of the neighbourhood shopping village of Wollaston close to Stourbridge and on the Western edge of the West Midlands conurbation. Bridgnorth Road connects the A449 Kidderminster to Wolverhampton Road with Stourbridge Town Centre. There are other office premises adjoining within the former St James School and directly opposite is an Aldi Supermarket.



Accommodation

Ground Floor

Reception hall, reception office, board room, rear hallway with storage, rear office, lobby, kitchen, ladies wc

Total Net Internal Area 643sqft (59.7sqm)

First Floor

Landing, 3 offices, store room, gents wc/shower

Net Internal Floor Area 503sqft (46.7sqm)

Second Floor

Office

Net Internal Area 145sqft (13.5sqm)

Total Net Internal Area 1291sqft (120sqm) with a Gross Internal Floor Area of 1784sqft (165.7sqm)



Services

The property is connected to mains services for electricity gas, water and drainage. There is gas fired central heating.

There is parking both in front of the building and to the enclosed rear courtyard providing parking for approximately 8 cars.

Rateable Value

Current Rateable Value effective from 1st April 2023 £15,500

Lease Terms

The property is available by way of a new Lease for a term of 5 years or multiples of 5 years on Full Repairing and Insuring Terms at a commencing rental of £21,000pa + VAT exclusive of Business Rates.

The property may also be available to purchase Freehold with a price guide £475,000

EPC – D

Viewings via The Lee, Shaw Partnership 01562 888111 commercial@leeshaw.com

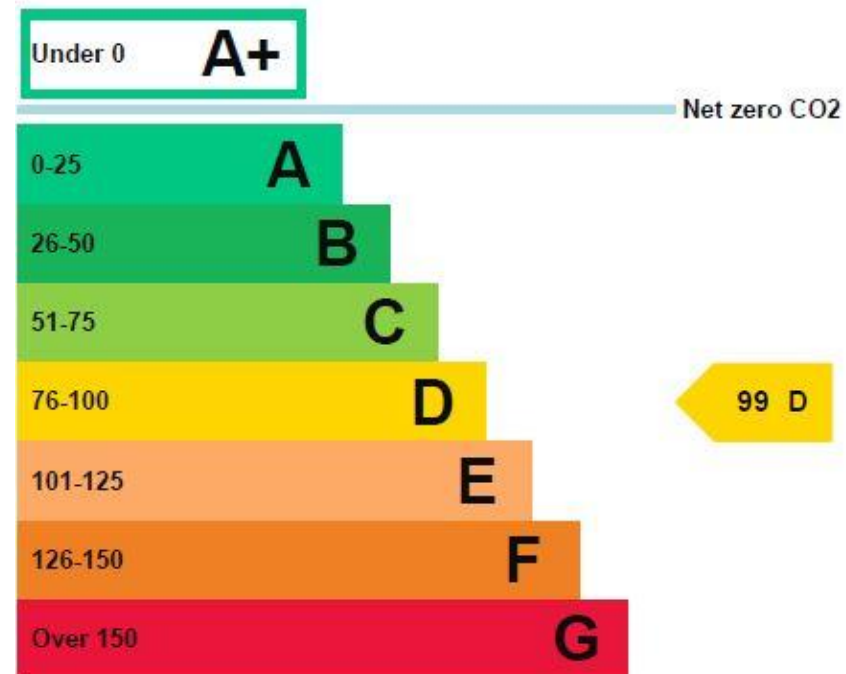






Energy rating and score

This property's current energy rating is D.



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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.

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

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