



ESTATE AGENTS

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Northwick House
Coopers Lane
Evesham
WR11 1BY

For Sale

Price £485,000



A PRIME SITE OFF 0.145 acre OFFERING CLASS E & RESIDENTIAL AT PRESENT, WITH OPPORTUNITY FOR DEVELOPMENT SUBJECT TO PLANNING.

**THE WHOLE OFFERING IN EXCESS OF 3,000sq ft(914m)
OVER TWO FLOORS.**

GROUND FLOOR COMMERCIAL APPROXIMATELY 2,000sq ft(609m)

Commercial Particulars

Northwick House, Coopers Lane, Evesham WR11 1BY

Situation

Coopers lane is off Water side and in prime residential area where there are apartments and detached houses together with a hotel. Main services are all connected and there is ample off-road parking available. At present operating as a veterinary surgery and residential apartments. The site is approximately 0.145 of an acre and ends itself for development subject to planning consent.

All enquiries are to be made to James Bomford at Bomford & Coffey on Pershore 01386 555368



Northwick House, Coopers Lane, Evesham WR11 1BY

Property Comprises

Entrance into hallway with ceiling light, wall mounted consumer unit, meter point and doors off to

Cloak Room with low flush WC, water meter, opaque glazed window.

Waiting Room / Reception Area measuring overall approximately 20'1" x 9'5" (6.12m x 2.89m) plus reception desk area of 4'8" x 10'7" (1.46m x 3.26m). Panelled radiator, light and power points, front elevation opaque glazed window, BT point.



Consulting Room 1 measuring approximately 11'10" x 7'9" (3.38m x 2.40m) with further internal Office / Store measuring approximately 5'10 x 6' (1.55m x 1.82m). Connected to power, panelled radiator, ceiling lights, opaque glazed windows and hand wash basin.

Consulting Room 2 measuring approximately 7'7" x 11'9" (2.34m x 3.62m) with opaque glazed window, hand wash basin, light and power points, BT extension points.

Dispensary measuring approximately 9'2" x 9'2" (2.80m x 2.80m) with opaque glazed window, light and power, BT extension point, fitted units and stainless steel sink unit.

Inner Hall with panelled radiator

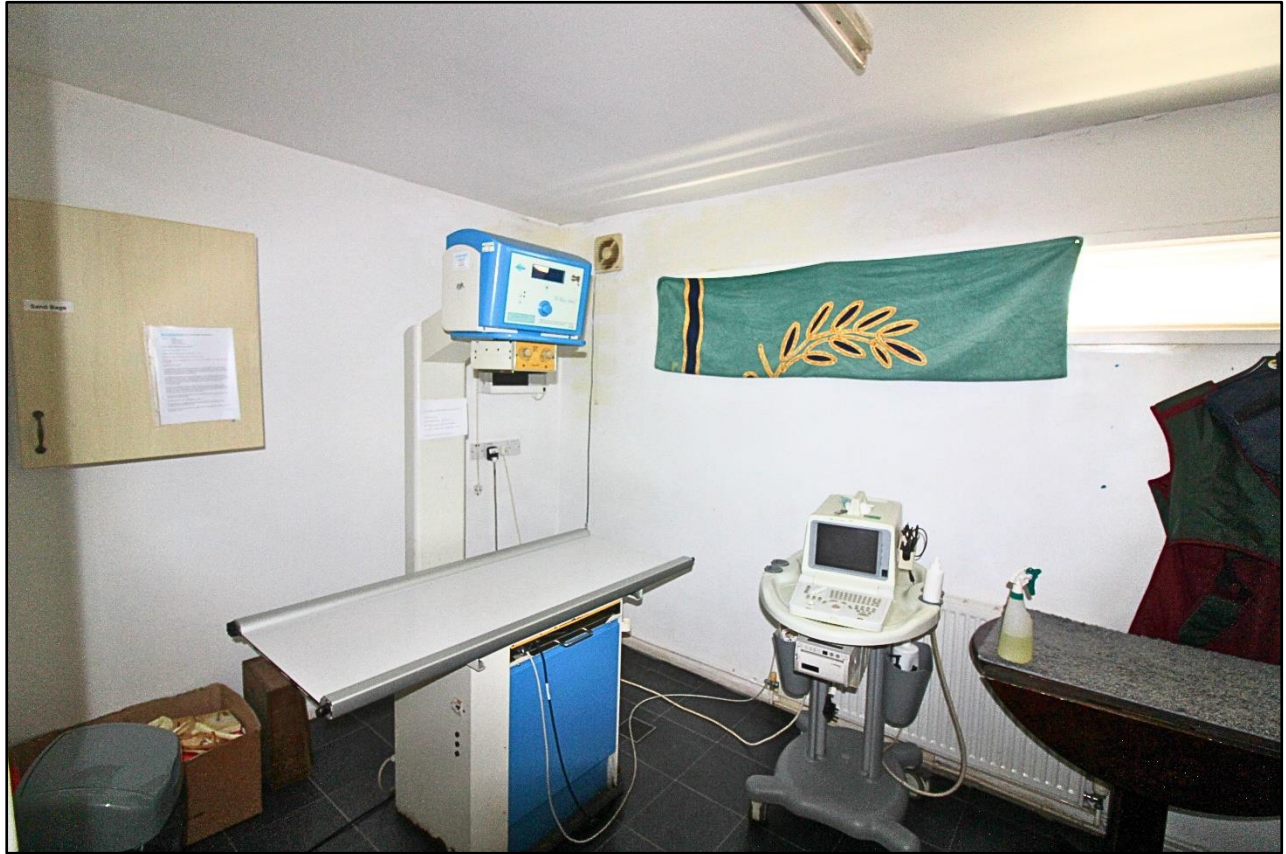
Consulting Room 3 measuring approximately 8'6" x 8'8" (2.62m x 2.68m) with light and power connected, single drainer stainless steel sink unit and fitted units. Wall mounted thermostatic control for central heating.

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Inner Corridor with panelled radiators, side elevation windows, plumbing for automatic washing machine, ceiling light points and doors off to

At the end of the corridor there is push door fire escape into inner yard.

X-Ray Room measuring approximately 8 x 13'7" (2.43m x 4.17m) with high level window, light and power connected, extractor fan.



Cloak Room / Shower measuring approximately 7'5" x 5'8" (2.28m x 1.76m) with pedestal hand wash basin, low flush WC, shower cubicle with plumbed in shower, ceiling light, extractor fan and panelled radiator.

Store Room measuring approximately 6'4" x 7'4" (1.95m x 2.25m) with single drainer stainless steel sink unit, Heatstore electric heater, fitted units, light and power.

Cat Ward / Kennels measuring approximately 5'2" x 7'4" (1.58m x 2.25m) with light and power, panelled radiator.

Dog Kennel Room / Stop Over measuring approximately 7'3" x 9'5" (2.22m x 2.89m) with light and power and opening out to grooming area with panelled radiator and further kennelling and measuring approximately 10'2" x 5'10" (3.10m x 1.55m) with rear access door, light and power, stainless steel sink unit with hot water heater, ceramic tiled surrounds, light and wall mounted storage.

Dog Wash Area / Kennels measuring approximately 3'6" x 9'9" (1.09m x 3.01m) with ceramic floor covering, wall mounted electric shower head, ceramic tiled surrounds, extractor fan and ceiling lights.

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Operating Theatre measuring approximately 10'2" x 10'8" (3.10m x 3.29m) with light and power, panelled radiator, stainless steel sink unit with hot water heater and storage cupboards. Wall mounted cupboards, double glazed window with venetian blind, with further store room having panelled radiator and ceiling light.



Recovery Room measuring approximately 9'6" x 10' (2.92m x 3.04m) with light and power, extractor fan, double glazed window and panelled radiator.

To the side of the building there is ground floor entrance, with recessed porch and separate electric meter and, gas meter point. UPVC door into inner hall with light point, access to reception and further fire door to inner stairs leading up to first floor.

First Floor Landing with pendant light, airing cupboard housing lagged hot water tank.

Flat One Accommodation

Lounge measuring approximately 11'9" x 9'9" (3.62m x 3.01m) with dual aspect double glazed windows, light and power.

Kitchen / Breakfast Room measuring approximately 7'7" x 9'9" (2.34m x 3.01m) with kitchen units, single drainer stainless steel sink unit, electric heater, wall mounted storage cupboards, light and power points. Dual aspect double glazed windows and cooker point.



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Separate WC with opaque glazed window, low flush WC and light.

Bedroom One measuring approximately 12' x 8'3" (3.65m x 2.52m) with fitted wardrobe cupboards, front elevation double glazed window with venetian blind, pendant light and power points.

Bedroom Two measuring approximately 10'6" x 8'3" (3.23m x 2.52m) with built-in wardrobe cupboard, light and power points, rear elevation window.

Flat 2 (approached off rear courtyard) to ground floor flat

UPVC entrance door into hallway



Bathroom with pedestal hand wash basin, low flush WC, panelled bath and opaque glazed window. Extractor fan, inset ceiling light, electric heater and Mira shower.

Kitchen / Diner / Sitting Room measuring overall approximately 17' x 10'5" (5.18m x 3.20m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Rear elevation double glazed window, extra fan and power points. Fitted cooker and electric hob top. Wall mounted storage cupboards, extractor filter hood, ceiling fan and ornamental fireplace, wall light points and electric heater.

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Bedroom measuring approximately 9' 9" x 11' (3.01m x 3.35m) with side elevation window, pendant lights, multi socket power points and airing cupboard housing hot water tank with immersion heater. Wall mounted thermostatic control and electric heater.



Flat 3

Approached from the front to gated side access. Steps lead up to first floor timber front door with security lock.



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Central Hallway with panelled radiators, roof light window, ceiling light and consumer unit.

Lounge measuring approximately 11'2" x 12' (3.41m x 3.65m), with front elevation double glazed window, panelled radiator, BT socket, light and power points.

Bathroom comprising panelled bath, low flush WC, electric shower, pedestal hand wash basin, roof light window and ceiling light.

Kitchen measuring approximately 8' 7" x 6'8" (2.65m x 2.07m) with Worcester gas central heating boiler, plumbing for automatic washing machine, single drainer stainless steel sink unit. Space for cooker, space for upright freezer and base level storage cupboards with ceramic tiled surrounds. Ceiling light point, and roof light window.

Bedroom measuring approximately 8'5" x 11'9" (2.59m x 3.62m) , with rear elevation double glazed window, pendant light, panelled radiator and power points.

Outside the property

Off Coopers Lane, there is frontage to Northwick House creating off-road parking. There is side access to boiler room heating the veterinary surgery. There is vehicular gated access to the inner courtyard approximately 30' 30', there are outside weather lights. Beyond the main building there is further detached brick structure measuring overall internally 10'6" x 10'6" (3.23m x 3.23m) connected to light and power, with stainless steel sink unit, hot water heater.



To the back of the main building there is further area measuring approximately 44'x 47' (13.41m x 14.32m) .

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Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

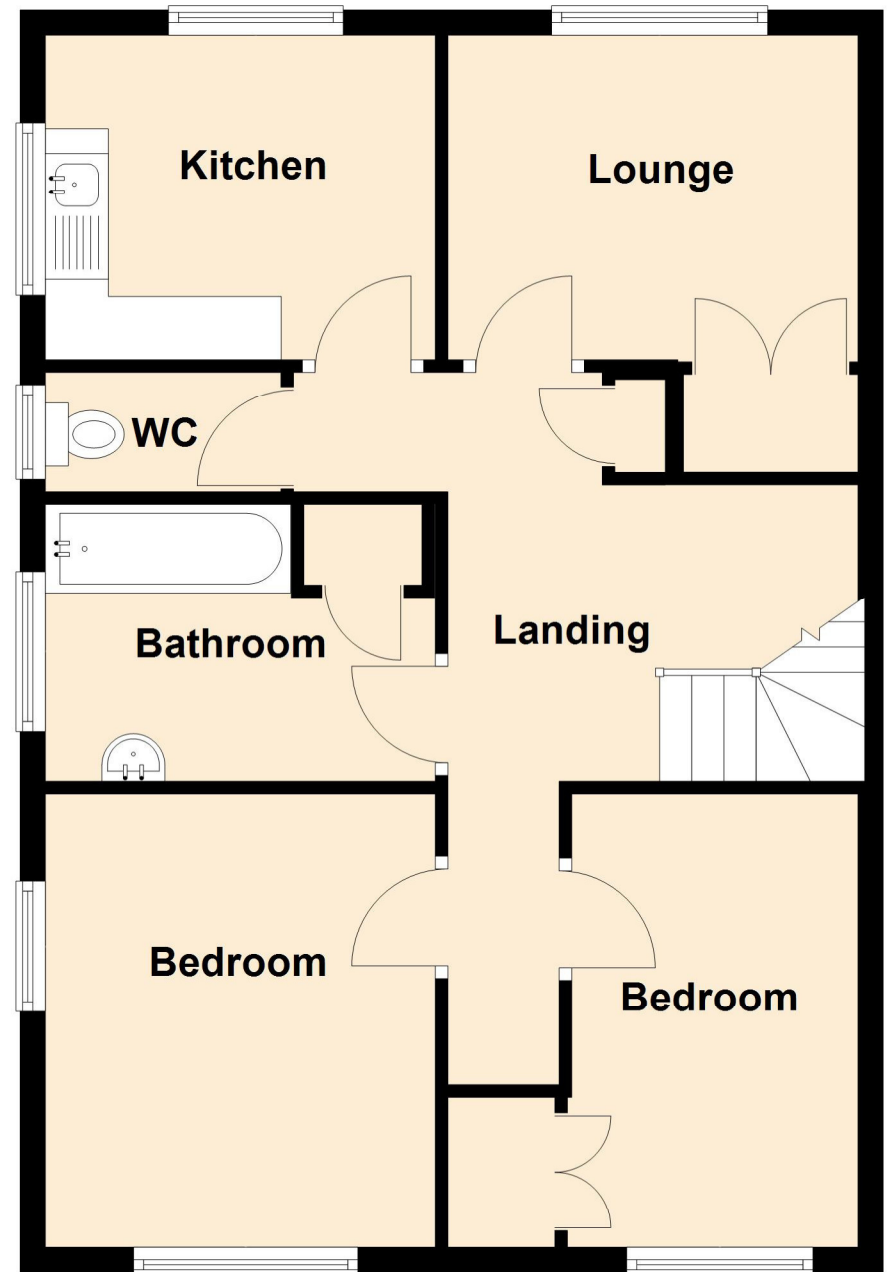
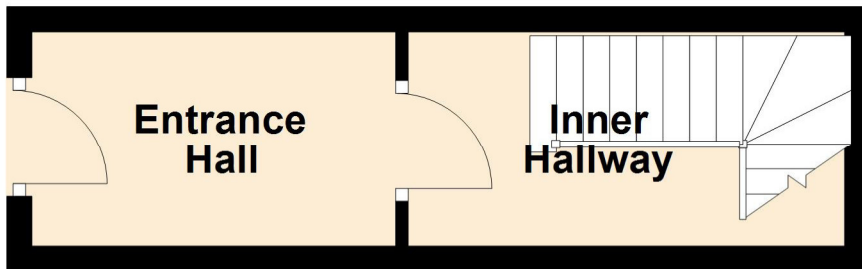
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Ground Floor

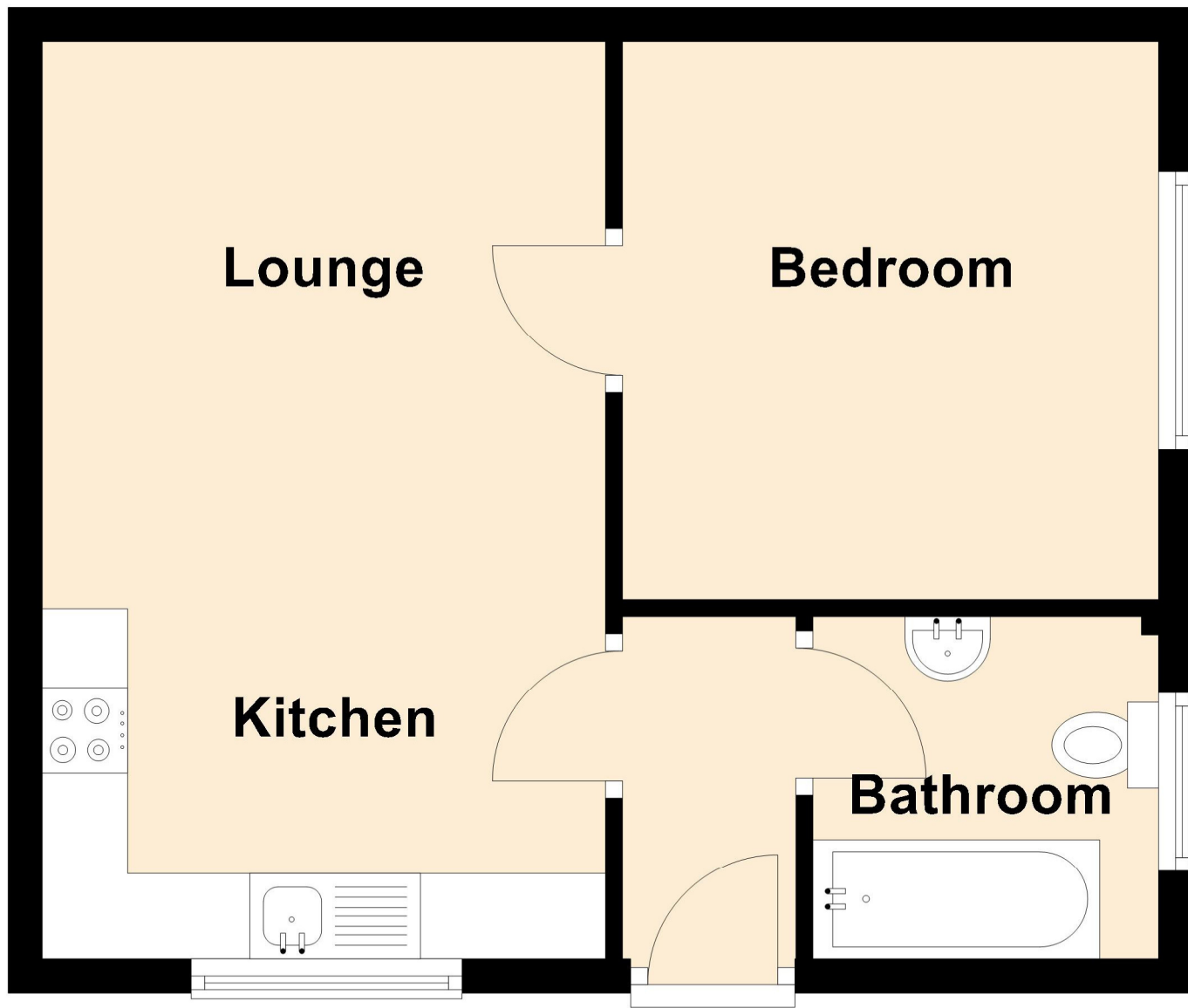
Approx. 11.0 sq. metres (117.9 sq. feet)



Top Floor

Approx. 62.0 sq. metres (667.0 sq. feet)

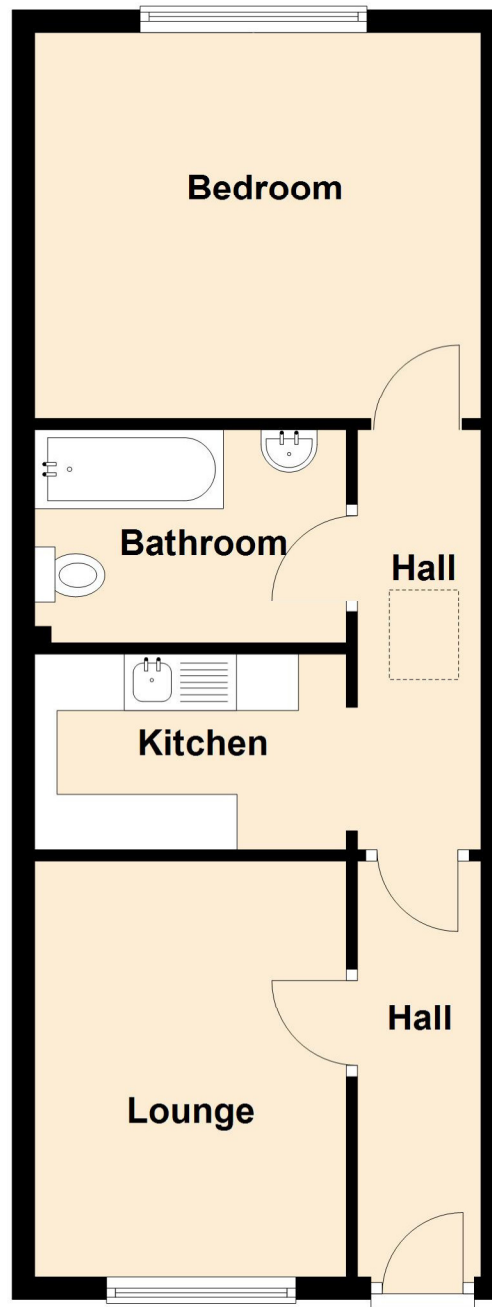
Total area: approx. 72.9 sq. metres (784.9 sq. feet)



Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)

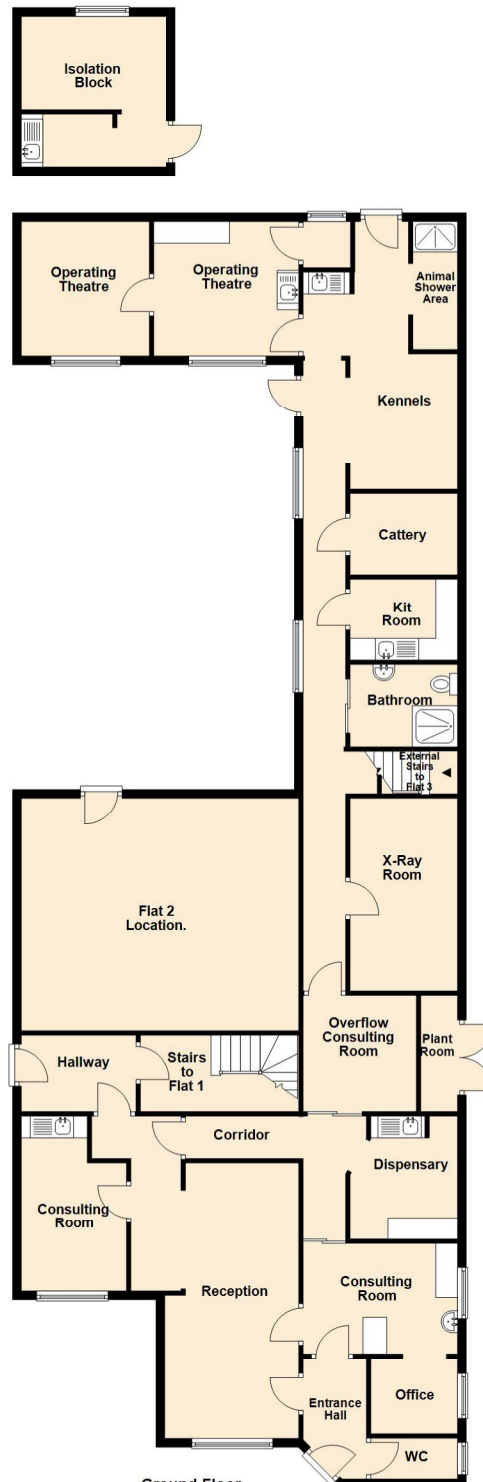
Total area: approx. 35.2 sq. metres (378.6 sq. feet)



Top Floor

Approx. 44.1 sq. metres (474.5 sq. feet)

Total area: approx. 44.1 sq. metres (474.5 sq. feet)



Ground Floor

Approx. 220.1 sq. metres (2369.3 sq. feet)

Total area: approx. 220.1 sq. metres (2369.3 sq. feet)