

## 12 THE TYTHING WORCESTER WR1 1HD FOR SALE

Commercial Property with Rear Building

**GUIDE PRICE: £189,950**

\*Development potential (STP)\*

\*Prominent location\*

\*Easily Divisible\*

\*Close to Worcester City Centre\*

\*Potential Residential Conversion (STP)\*

### LOCATION

The property is located in a prominent position on The Tything, some 400 metres north of Worcester City Centre. The premises are situated in a commercial area where numerous local and national operators are represented, including Harvey Jones Kitchen Furniture, Domino's Pizza, British Red Cross Charity Shop and Thursfields Solicitors.

### DESCRIPTION

The premises offer accommodation over three floors and were formerly used as offices. There is a useful cellar and a building to the rear that is currently used for storage.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Ground Floor		
Front Office	18.35 sq m	197 sq ft
Md Office	14.85 sq m	160 sq ft
Rear Office	4.48 sq m	48 sq ft
First Floor		
Front Office	18.35 sq m	197 sq ft
Rear Office	15.58 sq m	168 sq ft
WC		
Second Floor		
Front Office	18.11 sq m	195 sq ft
Rear Office	14.75 sq m	159 sq ft
Shower Room		
NET INTERNAL AREA	104.47 SQ M	1124 SQ FT

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with in the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



### REAR BUILDING

To the rear of the property, a two storey building has been constructed, which has not been inspected.

### PROPOSITION

The premises are available For Sale Freehold.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 117 (Band E). A copy of the Certificate is available upon request.

### RATING ASSESSMENT

The property is listed with Worcester City Council and has the following assessment:-

Rateable Value: £8,100

Rates Payable (2020-21): £3,977

We understand that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

### SECURITY

Proof of funding will be required before any offer is accepted.

### VAT

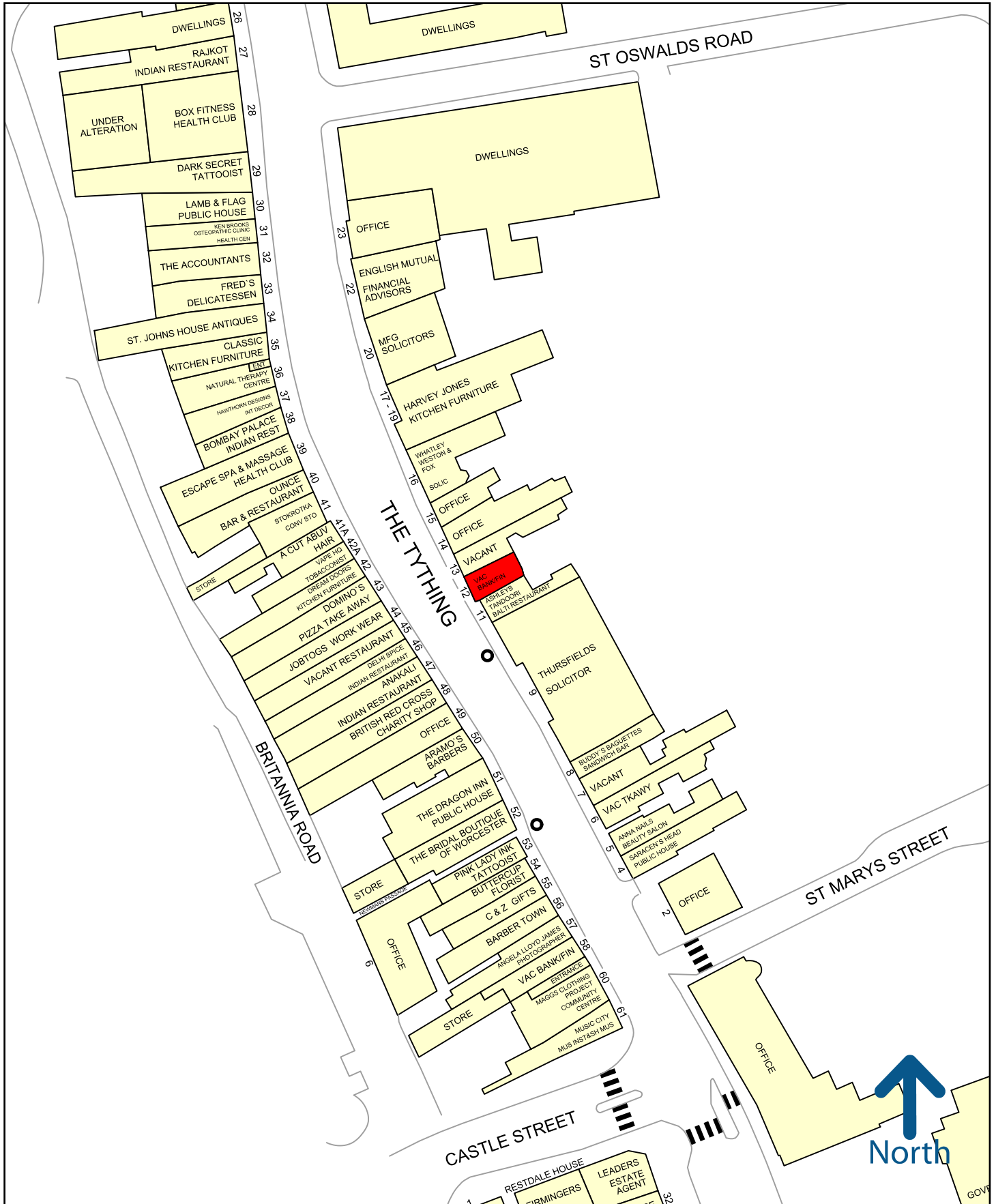
We understand that VAT will not be payable on the price. Interested parties are advised to make their own enquiries.

### MONEY LAUNDERING

Current legislation requires that we carry out Anti-Money Laundering checks on successful applicants.

### VIEWINGS

Strictly by prior appointment with the sole selling agents:-  
Centrick Commercial 01905 783297



50 metres

Experian Goad Plan Created: 04/09/2020  
Created By: Centrick Commercial Property

