

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**CHARACTER GRADE II\* LISTED  
FREEHOLD RETAIL PREMISES**

**FOR SALE**

**35 HIGH STREET  
DROITWICH  
WR9 8EJ**



**Ground Floor Sales: 24.2 sq m / 260 sq ft  
Ground Floor Ancillary: 5.9 sq m / 63 sq ft  
First Floor (Not currently utilised): 25.93 sq m / 278 sq ft**

**Impressive Grade II\* Listed building in the centre of Droitwich town centre**

**VIRTUAL TOUR AVAILABLE – [CLICK HERE](#)**

**0121 321 3441**

## LOCATION

The property is prominently situated within the main High Street of Droitwich spa town on the corner of Gurneys Lane which provides pedestrian access to **Waitrose Supermarket** and the one of the towns pay and display car parks.

Droitwich is a thriving spa town comprising a variety of independent, regional and national retailers and restaurant operators to include **Waitrose, Boots, Just for Pets, Coffee#1 and Holland & Barrett** to name just a few

Droitwich is well located within two miles of Junction 5 of the M5 motorway providing easy access to the M5, M42 and national motorway network.

Google street view - <https://tinyurl.com/8dzfajd6>

## DESCRIPTION

The freehold Grade II\* Listed premises fronting Gurneys Lane and provide ground floor sales area with ancillary storage, kitchen/WC off.

Separate staircase to the first floor which is currently not being utilised and would benefit from refurbishment / restoration.

The premises provide the following approximate floor areas and dimensions:

Internal Width	6.34 m / 20' 9"
Shop Depth	3.82 m / 12' 6"

<b>Retail Sales Area</b>	<b>24.2 sq m / 260 sq ft</b>
Ancillary Store	5.9 sq m / 63 sq ft
Kitchen/WC	

First Floor	25.93 sq m / 278 sq ft
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A virtual tour of the first floor accommodation is also available upon request.

## TENURE

**Freehold. For Sale**

The property is to be sold with vacant possession following the current tenant's vacation in early August 2021.

## ASKING PRICE

Offers invited. Guide Price: Offers in the region of £110,000.

## PLANNING

Interested parties are advised to make their own enquiries to the Local Planning Department, Wychavon District Council.

## BUSINESS RATES

Rateable Value £4,550.

Rates Payable 2021/2022 £2,270.45

**Businesses may benefit from 100% business rate relief in 2021/22 in this property.**

**However, interested parties are advised to make their own enquiries with the Local Authority (Wychavon) for verification purposes.**

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

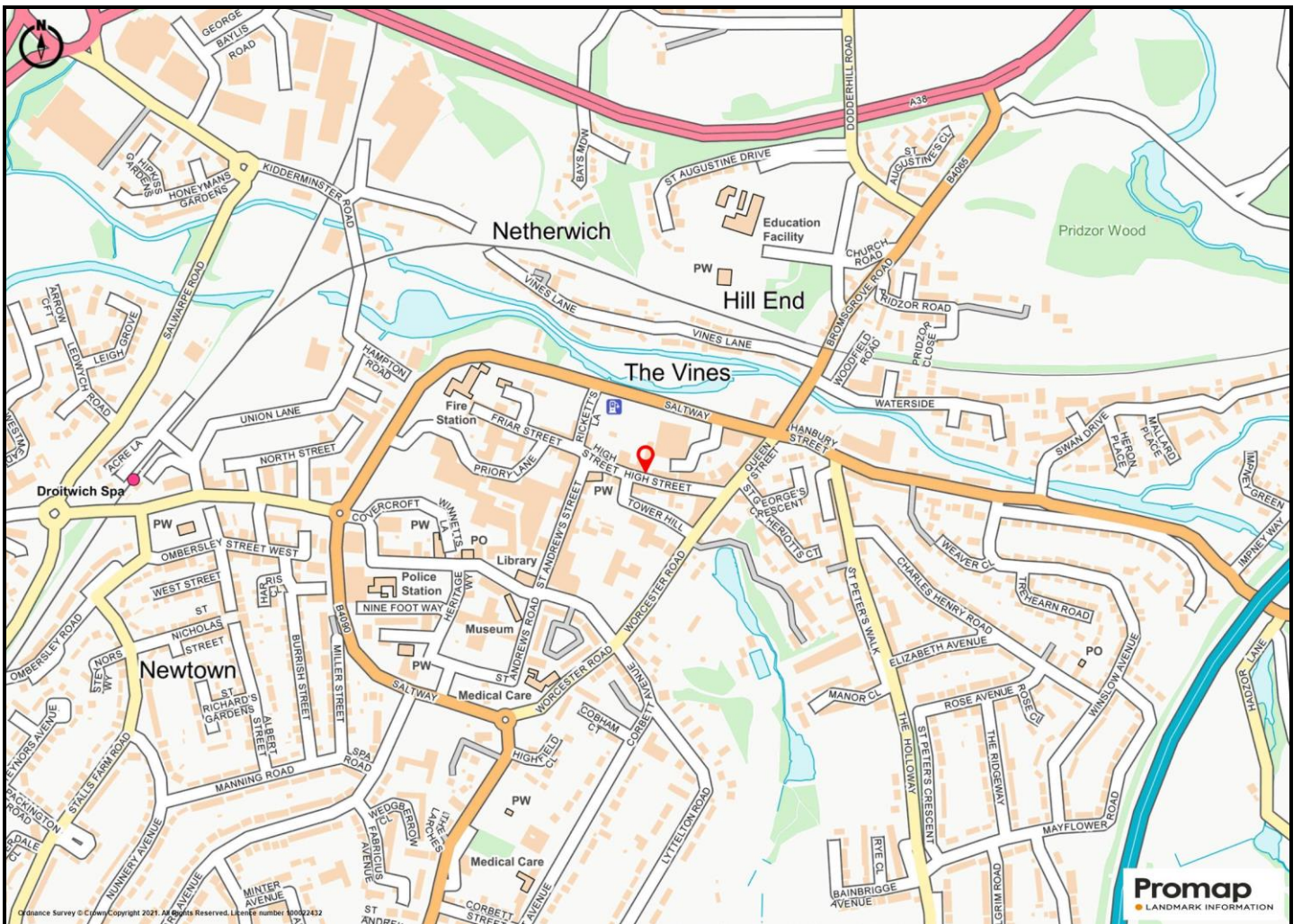
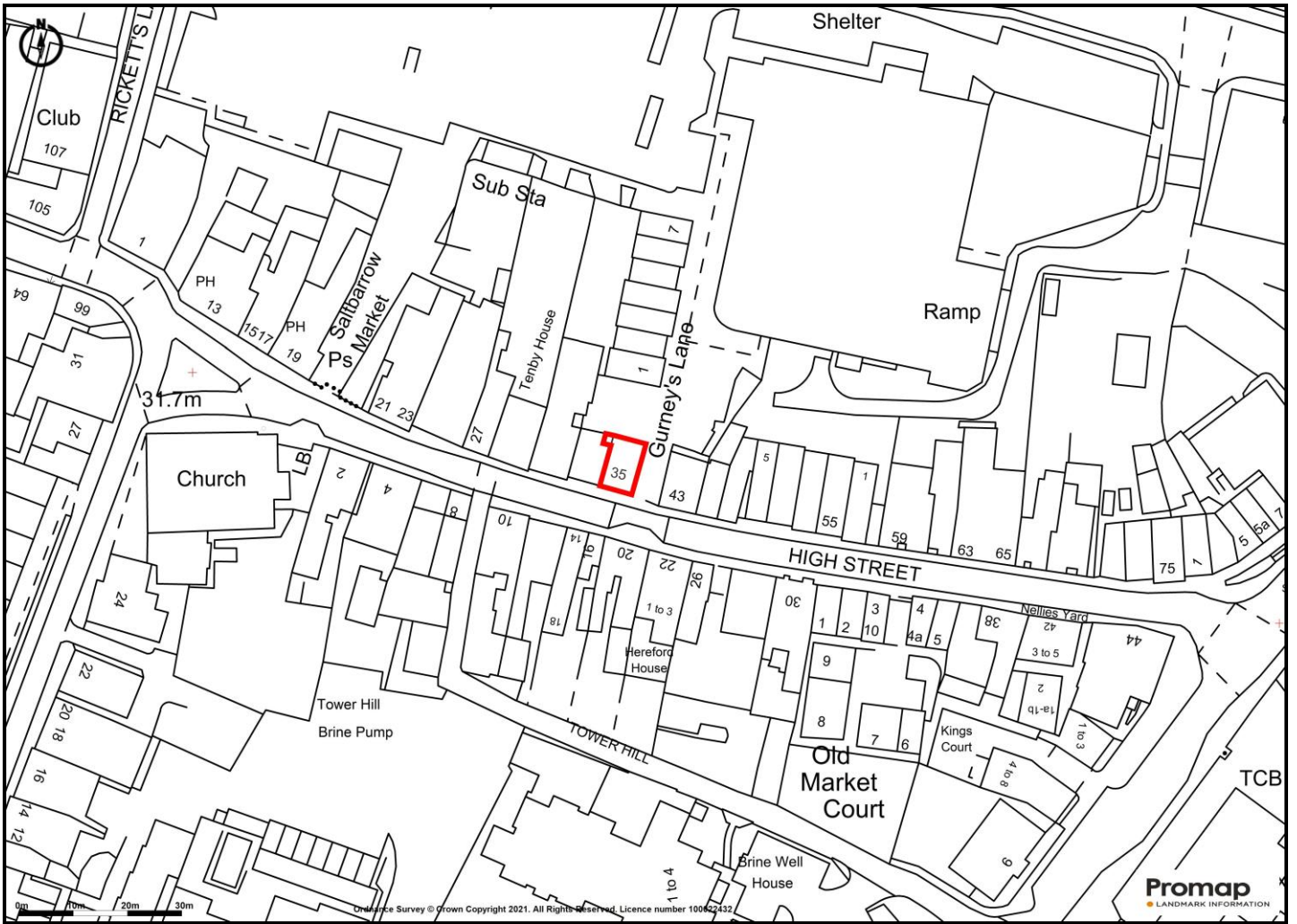
***Strictly by prior appointment through the sole agent, Burley Browne. Please contact: -***

**David Hemming MRICS**

**DDI: 0121 362 1530**

**Mob: 07841 234160**

**E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)**



## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
Registered in England No. 5488324**

**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)