
Navigation Road

Diglis | Worcester | WR5 3DE

Upon the instructions of the Canal & River Trust

Circa 10,028m² (107,940ft²) on a site of 2.29 hectares (5.66 acres)



- Freehold opportunity (may let)
- Potentially suitable for industrial/employment redevelopment subject to planning
- Currently producing £74,000 per annum income
- Offers invited for the whole
- Located to the south of Worcester City Centre



For Sale (May Let)



Location

The site is located approximately 1.5 miles south of Worcester City Centre within the suburb of Diglis which connects the Worcester & Birmingham Canal with the River Severn.

The existing developments in the sites immediate locality are characterised by both residential and commercial uses.

Description

The site extends to approximately 2.29 hectares (5.66 acres) and is accessed via Navigation Road on the eastern boundary. The site accommodates a range of buildings of differing ages and construction.

The site is bounded to the north and west by residential development, to the southwest by an industrial building and to the east by parkland.

Tenure

The site is available freehold, subject to the existing lease agreements. Consideration may be given to leasehold offers.

Planning

The site is currently used for industrial purposes. We would recommend that prospective purchasers contact Worcester City Council with planning enquires:

Worcester City Council, The Guildhall, High Street, Worcester, WR1 2EY
Tel: 01905 722233
www.Worcester.gov.uk/planning

Accommodation

Description	m ²	ft ²
Unit 1	3,319	35,728
Unit 2	2,022	21,768
Unit 3	4,687	50,452
Total	10,028	107,948

From measurements taken from Ordnance Survey Pro-Map we understand the site as a whole extends to:

2.29 hectares (5.66 acres)

(This information is given for guidance purposes only and prospective occupiers are advised to undertake their own measured survey)



Further Information

For more detailed information including legal documentation are available via a secure extranet site. For access please contact the joint selling agents.

For viewing it is possible to walk the site boundary along Navigation Road however, if access is required into the building this must be arranged via the joint agents.

Lease Information

PSV Britax occupy Unit 2 under a 3 year lease from 1 April 2015. The lease is contracted out of the LTA 1954 S.24-28 Security of Tenure provisions and includes a 6 monthly rolling landlord and tenant break clause. The passing rent is £74,000 per annum. The lease is available on request.

Units 1 and 3 are vacant.

EPC Ratings

Unit 1 – TBC
Unit 2 – TBC
Unit 3 – D&F

Business Rates

We understand the 2017 Rateable Values for the properties are as follows:

Building	Rateable Value
Unit 1	£68,000
Unit 2	£62,500
Unit 3	£156,000

Disposal Terms

Offers for the freehold interest are invited for the whole only. Consideration may be given to leasehold offers.

VAT

Any guide prices quoted or discussed are exclusive of VAT. The vendor, seller or any party or any right attached to it becomes chargeable for the purposes of VAT, such tax shall be payable by the purchaser.

Clawback Provision

Any sale will include a claw back provision of 100% uplift in value of the site as a result of a successful residential planning consent being achieved.

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For further information or to arrange to view please contact:

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