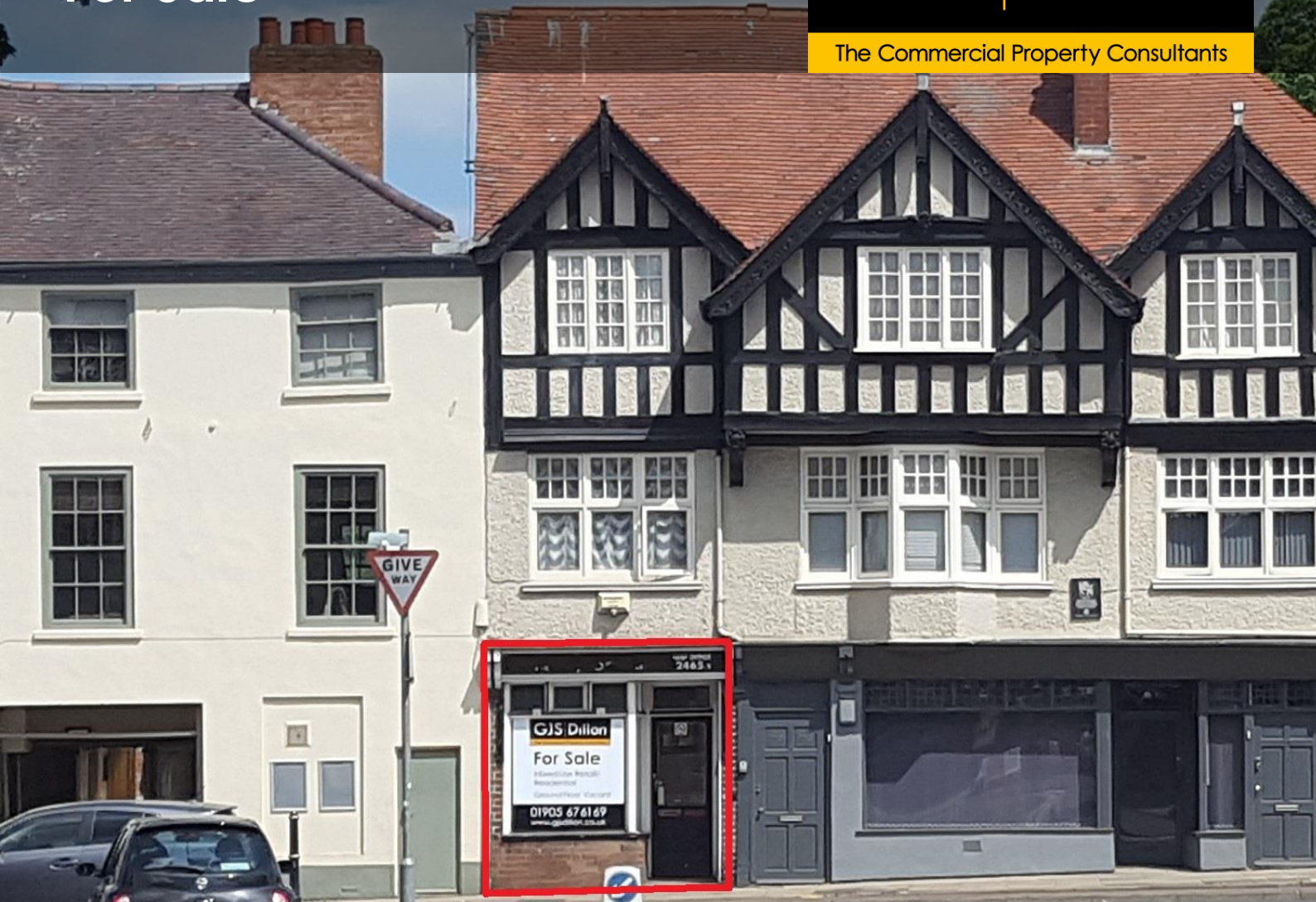


For Sale

GJS | Dillon

The Commercial Property Consultants



71 Sidbury, Worcester WR1 2HU

Prominent Retail Property

- Opportunity to acquire the freehold title
- Self contained vacant ground floor retail unit
- Ground floor ideal for an owner occupier business
- Prominently positioned on the A44 into Worcester City Centre
- Within walking distance of Worcester City Centre
- High level of passing traffic

Viewing and further information: call us on **01905 28684**

www.GJSDillon.co.uk

For Sale

71 Sidbury, Worcester WR1 2HU

Location

A ground floor retail unit within a mixed use property located in a prominent position fronting the main A40 which is a main arterial route into Worcester city centre.

Worcester is a major West Midlands city located approximately 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford city centre.

The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street and Worcester Shrub Hill stations. Worcester also lies to the west of Junctions 6 and 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network

Description

The property comprises a mid-terraced three storey building that is arranged over the ground, first, second and third floors. The property is a mixed use building offering a self-contained lock up shop to the ground floor which will be sold with vacant possession.

The property is of traditional brick construction under a pitched tiled roof with single glazed fenestration. Internally is a main shop area with storage, and WC facilities to the rear.

Ground Floor Shop 309 sq ft 28.70 sq m



Guide Price

£75,000 for the freehold

Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The ground floor has an EPC rating of E

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value 2018/2019 - £3,650

Legal Costs

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

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 within the sale/letting contract documentation or left in situ and gratis upon completion. 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.

Viewing and further information:
call 01905 676169

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

