



FOR SALE

INDUSTRIAL PREMISES/ TRADE COUNTER & YARD

106-116a Worcester Road, Bromsgrove, Worcestershire, B61 7AH



15,706 sqft on 0.72 acres (approx)

(1,459 sqm) approx. Gross Internal Area

FORMER BUILDERS MERCHANTS PREMISES WITH TRADE COUNTER

FULLY FENCED AND GATED SITE WITH REAR YARD & SEPARATE WAREHOUSE UNIT

VEHICULAR ACCESS OFF MAIN WORCESTER ROAD & FACTORY LANE





LOCATION

The property is situated on the arterial, well-established Worcester Road, just a few hundred yards from prime retail pitch on the High Street. Property within the immediate vicinity include Bromsgrove School, independent builders merchants, gymnasiums and a variety of trade/retail with residential to the South. Junction 4 of the M5 motorway lies four miles to the south and Junction 1 of the M42 motorway lies two miles to the north, providing access to the M5 and M42 motorway aswell as the national motorway network. Birmingham City Centre is situated approximately 15 miles to the north and Worcester City Centre is situated approximately 10 miles to the south.

DESCRIPTION

The site provides a complex of units, with a main ground and first floor showroom/office building with ancillary stores and a rear works warehouse on a self-contained fenced and gated site. The main building is of full height brickwork with flat roof over, providing showroom, stores and welfare facilities to groundfloor with offices, stores and welfare facilities to first floor. To the rear, the property provides a warehouse of steel truss construction with full height brick elevations surmounted by a profile steel roof. The warehouse provides roller shutter access, integral mezzanine floor and a working height of 4.3m to eaves. The site provides yard and parking provision to the side and rear with access is provided off the main Worcester Road and Factory Lane, leading back to the Worcester Road.

ACCOMMODATION

	SQM	SQFT
Main Building – GF Showroom/Stores	661.9	7,124.7
Main Building – FF Offices/ Stores	505.7	5,443.4
Warehouse (inc mezzanine)	291.6	3,138.8
TOTAL Gross Internal Area (approx)	1,459.2	15,706.9

AVAILABILITY

The property is available from February 2024 on a freehold basis. Guide price £950,000 + VAT





BUSINESS RATES

2023 Rateable Value (Shop & Premises) £46,500

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

Rating to be confirmed.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VIEWING

Strictly by way of the sole selling agents:

HARRIS LAMB

Tel: 0121 455 9455
Contact: Neil Slade / Ashley Brown
Email: neil.slade@harrislamb.com/ ashley.brown@harrislamb.com
Date: January 2024

SUBJECT TO CONTRACT



106-116a Worcester Road, Bromsgrove, Worcestershire, B61 7AH



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

