FOR SALE

UNIT 74, BLACKPOLE TRADING ESTATE WEST, WORCESTER, WORCESTERSHIRE WR3 8TJ





Substantial Industrial Unit and Offices

Prominently located property on the Blackpole Trading Estate Gross internal area 560 sq m (6,030 sq ft) Location within 1 mile of Worcester centre A rare freehold opportunity on the Industrial Estate Close to J6 of the M5

Price: Offers in the region of £450,000 (exclusive)

01905 677 400

LOCATION

The property is situated on Blackpole Trading Estate West close to the junction with Hindlip Lane and the main A4536 Blackpole Road which is approximately one and a half miles from Junction 6 of the M5 motorway.

Worcester city centre is situated approximately 3 miles to the west, Birmingham city centre is situated approximately 25 miles to the north and Cheltenham city centre is situated approximately 26 miles to the south.

DESCRIPTION

The accommodation is set within a two storey building, offering a total net internal floor area of 560 sq m 6,030 sq ft), the site extends to 0.21 acres (0.09 ha)

The property offers a large ground floor warehouse, accessed by two external roller shutter doors. Further ground floor accommodation includes W.Cs, kitchen/break room and reception/office.

The first floor offers several additional private offices, and ancillary storage.

ACCOMMODATION

Floor	Description	Area m²/unit
Ground	Workshop	227.41
Ground	Workshop	162.57
Ground	Office	40.43
Ground	Kitchen	4.99
Ground	Office	20.64
First	Office	12.68
Ground	Staff Tollets	7.08
Ground	External Storage	36.76
First	Office	47.65
		560.21

SERVICES

 $(Not \, tested. \, Prospective \, purchasers \, should \, make \, their \, own \, enquiries.)$

It is understood that mains electric, water and drainage are available to the property.

PLANNING

Prospective parties are to make their own enquiries to the local planning authority. It is understood that the property benefits from B1, B2 and B8 planning consent.

TENURE

The property is listed under Title Number: HW69814. The freehold is offered for sale.

RATEABLE VALUE

Rateable Value 2017/18: £27,500 Rates Payable 2017/18: £12,815

EPC

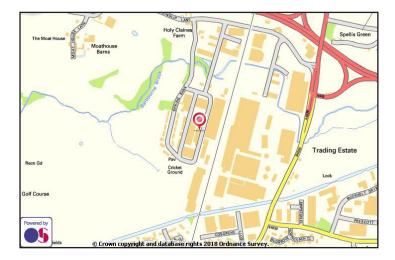
Available upon request.

LOCAL AUTHORITY

Worcester City Council The Guildhall High Street Worcester WR1 2EY

BUSINESS

Business for sale by way of seperate neogtiation.



FINANCIAL ACT 1989

Unless otherwise stated, all prices are quoted exclusive of VAT. Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing is highly recommended and strictly by arrangement via the Sole Agent.

Huw Bevan

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Rebecca Welch

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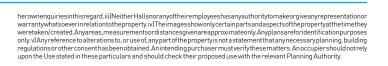
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COMMERCIAL

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IMPORTANTNOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for them selves and for the vendor of this property, or as the case may be, less or whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and is sueding ood faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement prepresentation of fact or that the property or its services are ingo od condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible formaking his or