AP MORGAN



Worcester Road, Bromsgrove, Worcestershire

Offers Over £125,000

Features:

- Freehold commercial property.
- Attractive asking price of £125,000.
- Prominent frontage onto Worcester Road.
- Convenient location close to Bromsgrove Town Centre.
- Formerly occupied as a barber shop.
- Offered with vacant possession.
- Existing Class E commercial use.
- Potential for alternative commercial occupation.
- Potential residential conversion, subject to planning permission.
- Two-storey accommodation with multiple rooms.
- Suitable for investors, owner-occupiers, developers and cash purchasers.

Description:

A freehold commercial building in a prominent position close to Bromsgrove town centre, offered with vacant possession and ready for its next chapter.

The property is a traditional two-storey, mid-terrace building, most recently run as a barber shop. The accommodation is spread across two floors, with a mix of individual rooms, a kitchen area and two WCs. It could suit continued commercial use, an owner-occupier looking for their own premises, or an investor or developer looking to add value.

GROUND FLOOR

The main entrance opens into a front hallway. To the front is a room with a window to the street, and behind it is a large rear room with its own door to the rear. A further rear room has two side-facing windows. The ground floor also has a kitchen area, two separate WCs and the staircase up to the first floor.

FIRST FLOOR

An open-plan landing leads to two large front-facing rooms, both with windows to the front. This floor works as extra commercial space, storage or ancillary accommodation, or could form part of a different layout, subject to the relevant consents.

THE OPPORTUNITY

The property is understood to have Class E use, subject to confirmation, which covers a wide range of commercial uses. That opens up a number of routes for a buyer.

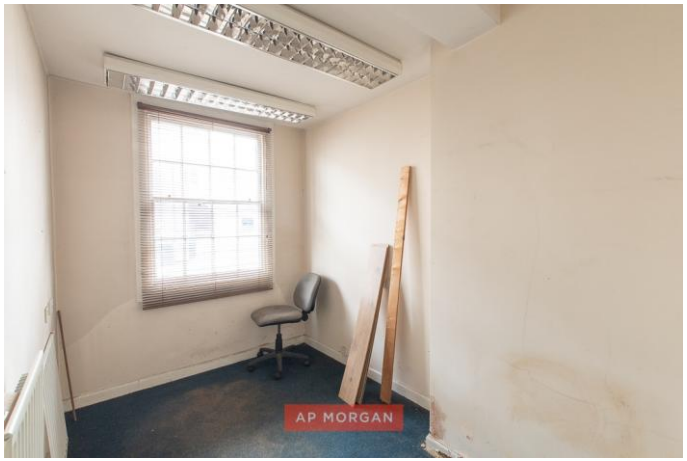
Commercial investment: refurbish and let to a Class E occupier.

Owner-occupier: buy the building and run an established business from here.

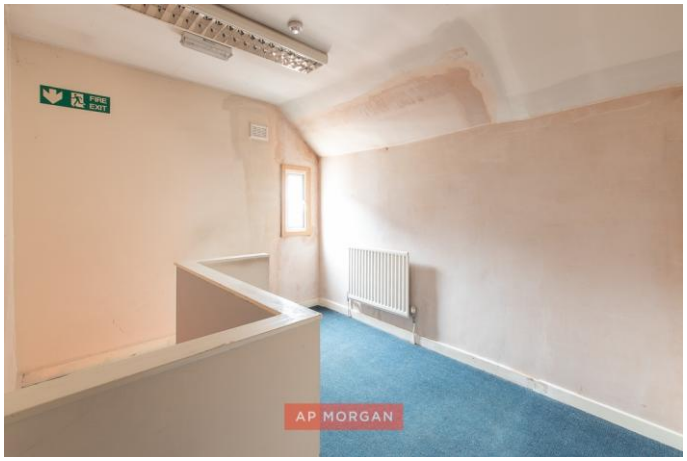
Value-add: improve the building and seek a rental income.

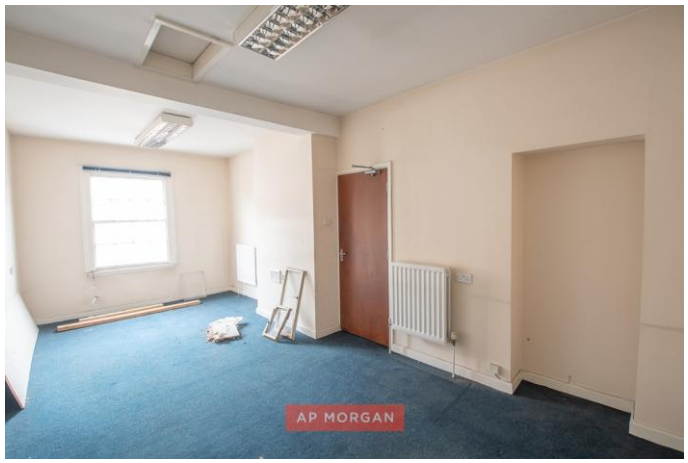
Residential conversion: explore conversion to residential use, subject to planning permission and any other necessary consents.













Reconfiguration: investigate alternative layouts, subject to the relevant consents.

LOCATION
Bromsgrove town centre is close by, with shops, restaurants, public services and transport links, and the surrounding residential streets give a ready local catchment.

TERMS
Tenure: Freehold
Possession: Vacant possession
VAT: The asking price is quoted exclusive of VAT, if applicable
Sale subject to contract

FURTHER INFORMATION
Any change of use, residential conversion or redevelopment will need the necessary planning permission, building regulations approval and other statutory consents. Buyers should make their own enquiries about the property's condition, planning status and permitted uses. Viewings are strictly by appointment through AP Morgan Commercial on 01527 910300.

Details:
Porch

Lobby

Room 3 *3.35 x 2.46*

Room 1 *5.53 x 2.46*

Room 2 *4.82 x 2.62*

Kitchen *2.04 x 2.46*

W/C *1.72 x 0.81*

W/C *0.87 x 1.42*

First Floor Landing *3.10 x 3.54*

Room 5 *6.57 x 3.03*

Room 6 *3.35 x 3.70*

EPC Rating: To be confirmed
Council Tax Band: (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



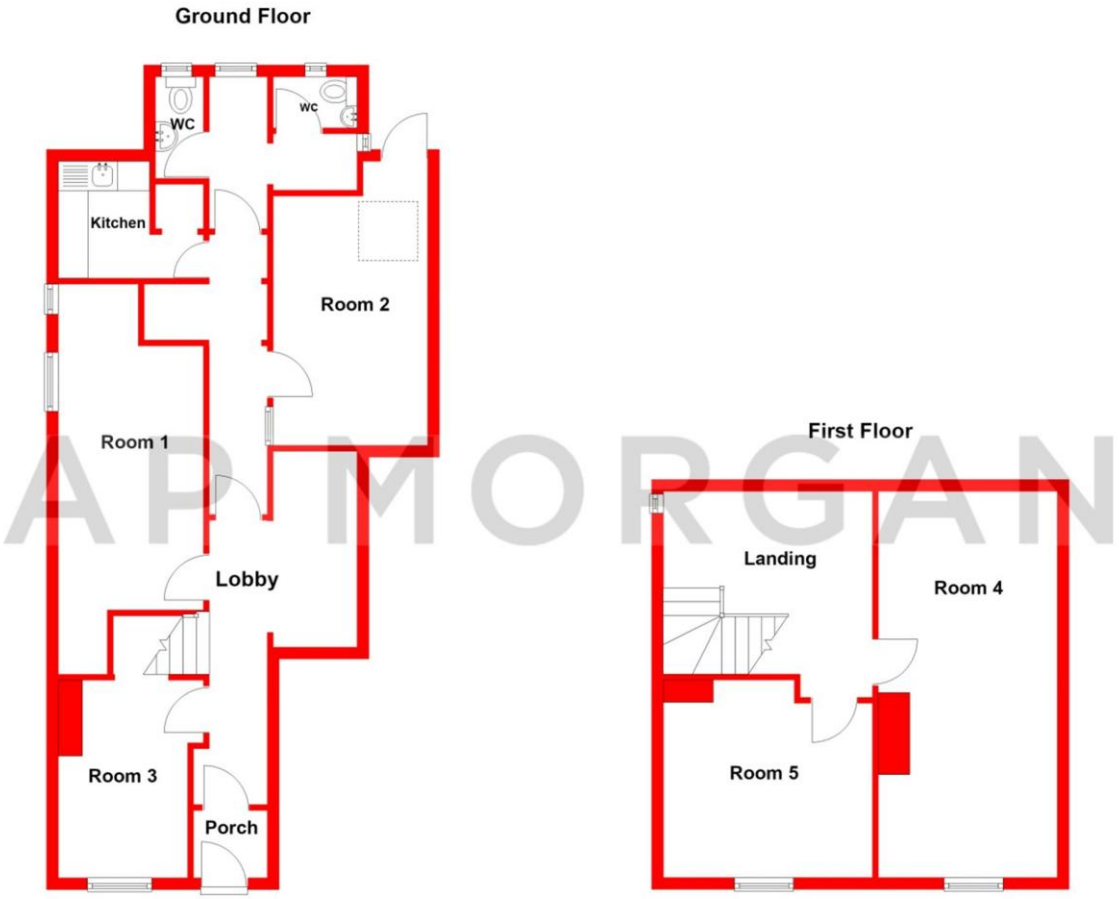
How can we help you?

Need a mortgage?
We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 1189.8 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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