



Asking Price £220,000 | Freehold
New Street, Stourport-on-Severn DY13 8UW



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- Asking Price: £220,000
 - Freehold office premises
 - Approximately 233 sq m / 2,507 sq ft NIA
 - Grade II listed building
 - Situated within a conservation area
 - Originally constructed in the 1800s
 - Established commercial & residential surroundings
 - Potential for residential conversion, subject to the necessary consents
 - Suitable for owner-occupation, investment or development, subject to planning
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Freehold Office Premises with Residential Conversion Potential

Asking Price: £220,000

An excellent opportunity to acquire a freehold office premises arranged over three floors, with additional cellar storage, occupying a prominent position within an established area of Stourport. The property is a Grade II listed building situated within a designated conservation area, offering a unique combination of character, period features and future potential. Dating from the 1800s, the building was originally constructed and used as a residential house before being adapted for its current office use.

The surrounding area is well established and comprises a mixture of professional businesses, office premises and residential properties, making the property suitable for a range of commercial uses, subject to any necessary planning and statutory consents.

The accommodation provides approximately 233 sq m (2,507 sq ft) as stated on the EPC.









The Premises

Located on New Street the premises comprise of the front entrance door with hallway leading two four office rooms and rear entrance door to garden. Access to basement is located in the main hallway. Stairs to the first floor lead to three rooms and communal kitchen and toilet block. Stairs leading to the first floor with two further rooms.

V.A.T. Payable

V.A.T. will/ will not be charged on the purchase price

Tenure & Possession

Freehold with vacant possession on completion.

Services

Mains water, electricity, and drainage are connected. Gas is connected to the premises but not available in every room. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Broadband and Mobile Phone Signal

The premises has fibre to the cabinet broadband connection available. Indoor and outdoor mobile coverage is good with EE and variable with Vodafone. O2 and Three have good outdoor coverage. (Source: Ofcom)





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.
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Key Information

Local Authority

Wyre Forest District Council

Tenure

Freehold

EPC

E

Anti-Money Laundering Regulations

We are required by law to conduct anti-money laundering, counter-terrorist financing, and counter-proliferation financing checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you if you have had an offer accepted on a property you wish to buy. The cost of these checks is £96 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

Valuation Advice for Prospective Purchasers

If you have a property to sell, we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Doolittle & Dalley.



Kidderminster Sales

Proud Cross Ringway, Kidderminster

Worcestershire

DY11 6AE

www.doolittle-dalley.co.uk

sales@doolittle-dalley.co.uk

doolittle-dalley.co.uk



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