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FOR SALE

AMT COMMERCIAL

33 HIGH STREET, DROITWICH, WR9 8EJ

FREEHOLD PREMISES - Excellent potential to let the shop and flat separately

LOCATION

This Grade II listed building is located on the main High Street, in the centre of Droitwich close to Waitrose and to many independent retailers' and coffee shops.

ACCOMMODATION

This highly desirable property comprises a ground floor shop having toilet facilities, together with separate living accommodation at first and second floor level (which can be separately let out) , together with a car parking space.

We understand that this property is one of the oldest domestic buildings in Droitwich dating from around 1340.

Approximate internal dimensions and areas are detailed

GROUND FLOOR SHOP		
Internal width front	26'8"	8.1m
Gross Ground Floor Area	630 sq ft	58 sqm
FIRST FLOOR		
Bedroom 1	110 sq ft	10 sq m
Lounge	190 sq ft	18 sqm
Kitchen	100 sq ft	9 sq m
Shower room and toilet	45 sq ft	4 sqm
SECOND FLOOR		
Bedroom 2	310 sq ft	29 sqm

SALE

Offers in the region of **£295,000** are invited for the Freehold interest with vacant possession.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Shop and car parking space - **Rateable Value is £10,250**
*The shop property may qualify for 100% small business rates relief.

The flat is Council Tax Band A
Please contact the Local Authority for further information.

LISTED BUILDING

The property is a Grade II listed building. For reference the listed number is 1296659.

ENERGY PERFORMANCE CERTIFICATE

The shop has a rating of 48 (Band B). The flat has a rating of 65 (Band D). Copies of the certificates are available upon request.

VAT & LEGAL COSTS

We understand that VAT is not payable on the sale price however, interested parties are advised to make their own enquiries.

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video - https://youtu.be/lKYPRbfvVV8

First Floor Video - https://youtu.be/eu24HdSa_nQ

Second Floor Video - https://youtu.be/HsJfmZDoUJM

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000. Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. **2.** Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. **3.** The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. **4.** Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. **5.** No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. **6.** This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. **7.** Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.