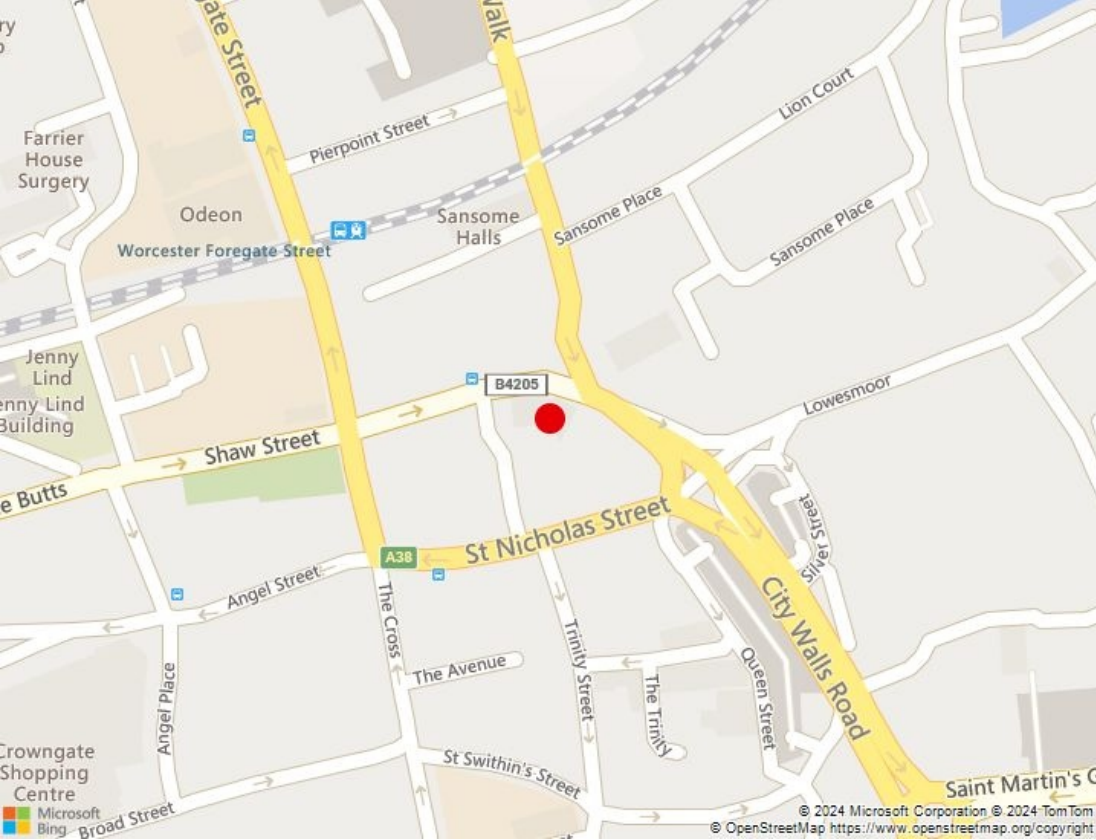


FREEHOLD OFFICES FOR SALE

6 Sansome Street, Worcester, Worcestershire, WR1 1UH

2,787 SqFt (258.91 SqM) | Offers Around £325,000





KEY FEATURES

- Character offices
- Close proximity to public transport and central shopping area.
- Potential to split on a floor by floor basis
- Potential for conversion to alternative uses (STP).
- **Virtual tour available** - [click here](#)

LOCATION

The premises are prominently situated on Sansome Street, connecting Foregate Street and City Walls Road in the heart of the city centre. The premises are within walking distance of the main retail area with access to public transport including Foregate Street station a short distance away. Various car parks are in close proximity, including a short stay car park directly opposite.

DESCRIPTION

The premises are arranged over basement, ground, first and second floors. The ground floor office / reception is approached off a lobby entrance which itself leads to a central staircase providing access to first and second floors with WC's on both. The premises can be occupied as a whole but with potential to split on a floor by floor basis or for conversion in part or whole to residential, subject to planning.



Area	SqFt	SqM
Ground Floor	884	82.12
First Floor	657	61.04
Second Floor	649	60.29
Basement	597	55.46
Total Floor Area	2,787	258.91

6 Sansome Street, Worcester, Worcestershire WR1 1UH



TERMS

Freehold sale with vacant possession. Offers are sought in the region of £325,000.

ASKING PRICE

Offers Around £325,000

EPC

Energy Performance Rating D-80. Certificate available on request.

BUSINESS RATES

Rateable Value £18,500 obtained from the Valuation Office Rating List.

Rates Payable 2024/2025 £9,231.50 prior to any transitional arrangements. Interested parties are advised to make their own enquiries with the Local Authority (Worcester) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking will be required to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed .

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



Garry Johnson

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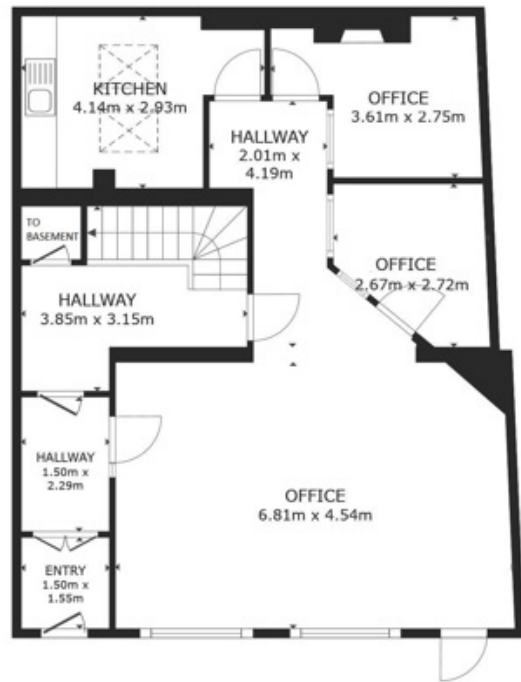


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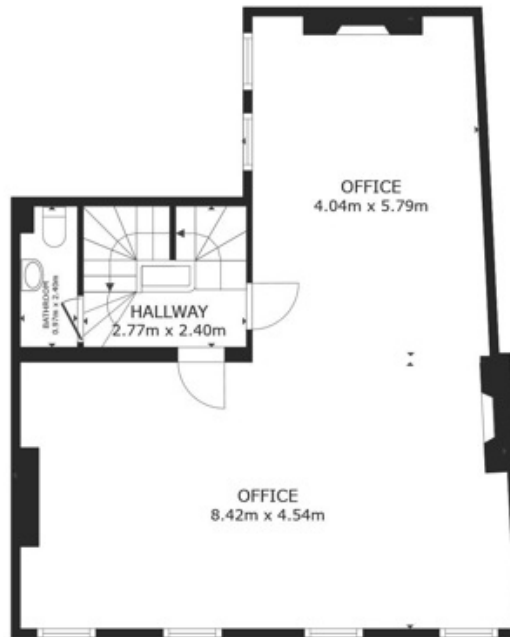


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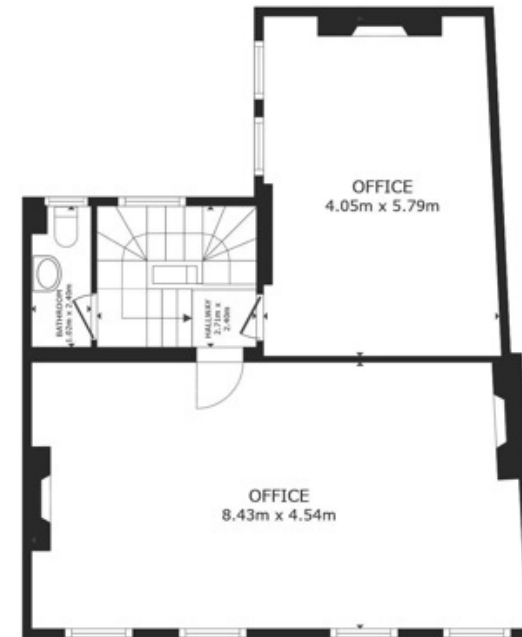
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Basement - accessed off the hallway. 55.46 sq m / 597 sq ft



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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