

FOR SALE

COMMERCIAL/RESIDENTIAL
REDEVELOPMENT OPPORTUNITY



PRICE:
OFFERS IN THE REGION
OF £230,000 (EXCLUSIVE)

COMMERCIAL/RESIDENTIAL REDEVELOPMENT OPPORTUNITY
FORMER TENBURY WELLS POLICE STATION, BERRINGTON ROAD, WR15 8EJ

- Freehold property
- Well located in Tenbury Wells town centre
- Net Internal Floor Area 113.53 sq m (1,222 sq ft)
- Would suit a variety of alternative uses, subject to statutory consents
- Large outside area to the rear used for parking

LOCATION

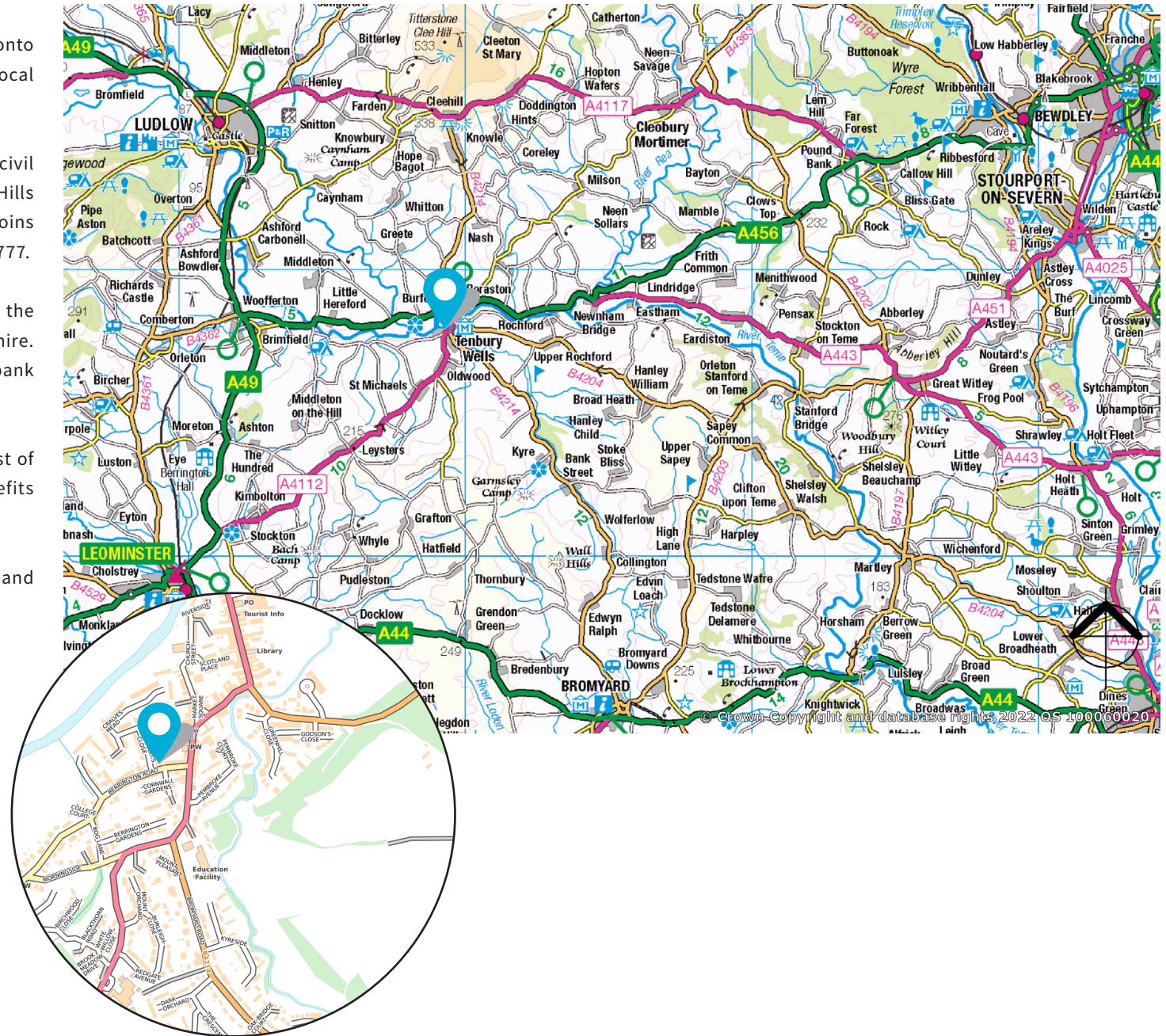
The property is in Tenbury Wells town centre, fronting onto Berrington Road, off the main street and close to all local amenities, retail shops and restaurants.

Tenbury Wells (locally Tenbury) is a market town and civil parish in the northwestern extremity of the Malvern Hills District of Worcestershire, England. Its northern border adjoins Shropshire, and at the 2011 census it had a population of 3,777.

Tenbury Wells lies on the south bank of the River Teme; the river forms the border between Shropshire and Worcestershire. The settlement of Burford in Shropshire lies on the north bank of the river.

Tenbury Wells is a sought after town sitting 24 miles West of Worcester and 10 miles South East of Ludlow. The town benefits from good connectivity to the national road link.

The property is located in an area of mixed residential and commercial uses adjacent to former magistrates court.





DESCRIPTION

The property provides a part two storey and part single storey former police station premises which has previously been used as office accommodation (and in the past a residence and then converted to a police station). The property is semi detached adjoining the magistrates court.

The property is of brick construction with a tiled roof to part with a single storey extension to the rear of the building which also has a tiled roof.

The ground floor benefits from hallway, kitchen, back office of reception, reception, office space, storage and disabled WC. The property at first floor level provides sizeable office accommodation.

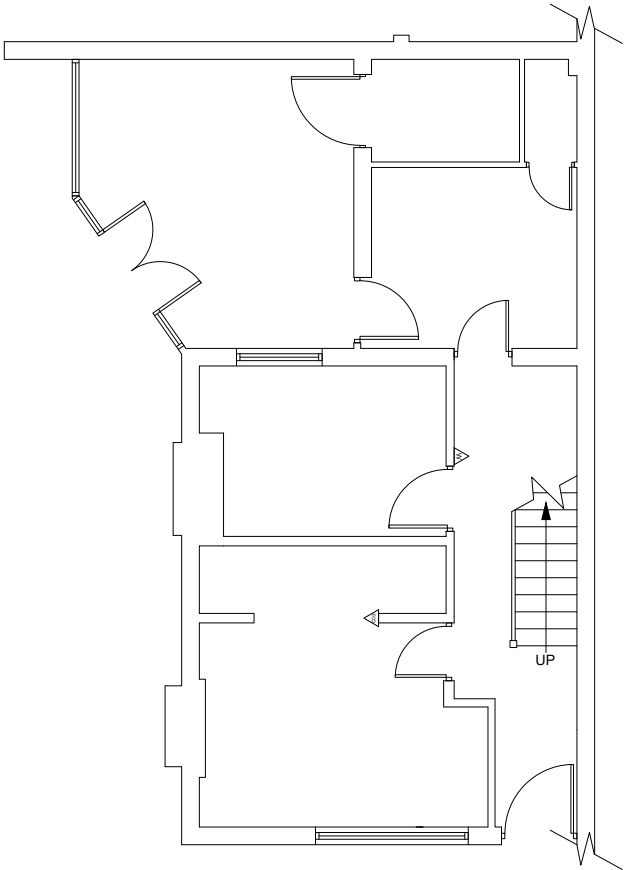
Externally the property benefits from a good sized tarmacked car park to the rear and which was previously used for parking. The access to the car parking at the rear is currently being acquired from the County Council and will be sold on by the PCC with the station freehold. There is also on street parking to the side and front of the property.

ACCOMMODATION

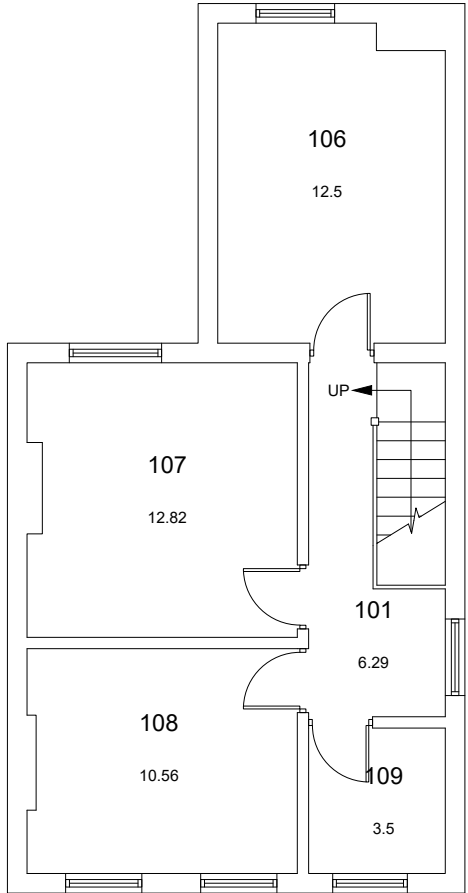
(All measurements approximate and relate to the Gross Internal Areas.)

	MSQ	SQFT
Ground Floor		
Offices	64.83	698
First Floor		
Offices	48.7	534
TOTAL GROSS INTERNAL AREA	113.53	1,222
TOTAL SITE AREA	0.09 ACRES	(0.0364 HECTARES)

GROUND FLOOR



FIRST FLOOR





PLANNING

Interested parties will be advised to make their own enquiries to the local authority relating to potential planning uses for the site.

The use of the Police Station currently falls within Sui Generis of the Town and Country (Use Classes) Order 1987.

We understand from a pre application that the local authority is generally in favour of potential conversion/ redevelopment of the property for residential C3 Planning use.

Further planning information is available from the selling agent on request.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2022/23)	£7,100
Rates Payable (2022/23)	£3,543

SERVICES

(Not tested)

It is understood mains gas, electric, water and drainage are connected to the property.

PRICE

Seeking offers in the region of £230,000 (exclusive of any VAT)

LEGAL COSTS

Each party to cover their own legal fees in documenting this transaction.

VAT

It is understood the property is not elected for VAT and therefore VAT will not be payable in the transaction.

TENURE

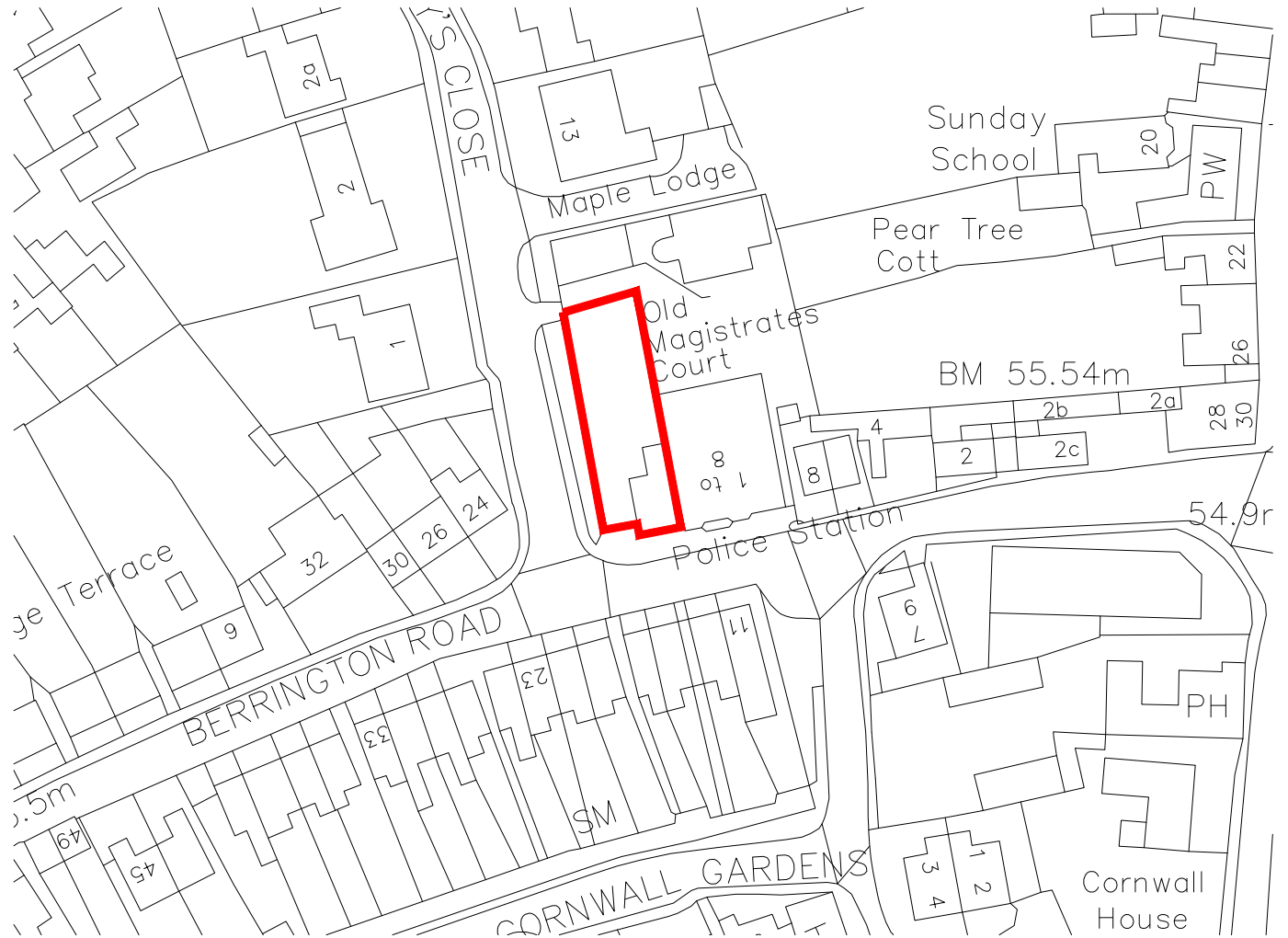
The property is offered for sale freehold with vacant possession and is held under the title number WR87663.

The access to the car parking at the rear is currently being acquired from the County Council and will be sold on by the PCC with the station freehold.

LOCAL AUTHORITY

Tenbury Town Council, The Pump Rooms, Teme St, Tenbury Wells WR15 8BA

Telephone: 01584 810118



SITE PLAN



VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing, please contact:

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