



Brian's Butchers
Old Bank House, Cleobury Road, Clows Top, Worcestershire

G HERBERT
BANKS

EST. 1898

**Brian's Butchers, Old Bank House,
Cleobury Road, Clows Top,
KIDDERMINSTER DY14 9HL**

Established Butchers (Class E) Premises with
three bedroom residential accommodation

- Located centrally to Clows Top Village
- Three Bedroom Semi-Detached Generous Living Accommodation
- Established Business and Accounts

Distances in Miles

Bewdley 5 ½ * Kidderminster 9 * Worcester 16

Situation

Old Bank House is located in the village of Clows Top overlooking the B4202 Cleobury Road. Rear access off the main road leads into a pleasant shared courtyard surrounded by other period properties.

Clows Top is provided with good road access to Kidderminster, Tenbury Wells, Cleobury Mortimer and with Worcester further to the south and Ludlow to the west.

Description

'Brian's Butchers' Old Bank House is a character period property which has been sympathetically extended to the rear and side, providing attractive family accommodation. Historically having been the former bank this property is now largely residential, but inset with an established Butchers business that has traded for 100 years and benefitting from an excellent reputation off the current owner who has run the business for 22 years.

The Butchers retail unit has direct access from the street and is currently fitted with the owners walk-in fridge and other associated fittings. Being Class E, this

premises would be suitable for a range of uses including professional services, beauty or retail. The shop leads into the residential accommodation with a long fitted galley kitchen, two reception rooms, the sitting room with a Calor gas 'Log burner' style stove and an open fireplace in the dining room and doors out to the two outside seating areas which have been attractively landscaped.

To the first floor there are three bedrooms and a further room, which maybe incorporated into a master bedroom suite, used as a nursery or study. There is a fitted family bathroom.

To the outside of the property there is a brick built store, currently used in association with the Butchery and outside catering business. There is a wooden summer house with power and further storage cupboard.

GENERAL INFORMATION

Services

The property is connected to mains electricity and water. Drainage is provided to a septic tank.

Brian's Butchers

For those parties who have viewed and wish to make further enquiries for accounts information regarding the Butchers shop, this is available to inspect in confidence.

Local Authority

Malvern Hills District Council Tel: 01684 862 221

Business Rates

Malvern Hills District Council Tel: 0300 456 0560
Email: malvernbrates@southworcestershirevenues.gov.uk

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars maybe available by separate negotiation. Otherwise, any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Contact: Nick Jethwa nj@gherbertbanks.co.uk
Joshua Philips jp@gherbertbanks.co.uk

Energy Performance Certificate

EPC Rating F24

Directions

From Great Witley follow the A443 up the hill and take first left onto the B4202 through Abberley signposted Cleobury Mortimer. At the cross roads in Clows Top, proceed straight over and Old Bank House/Brian's Butchers is the red brick property immediately on your left hand side.



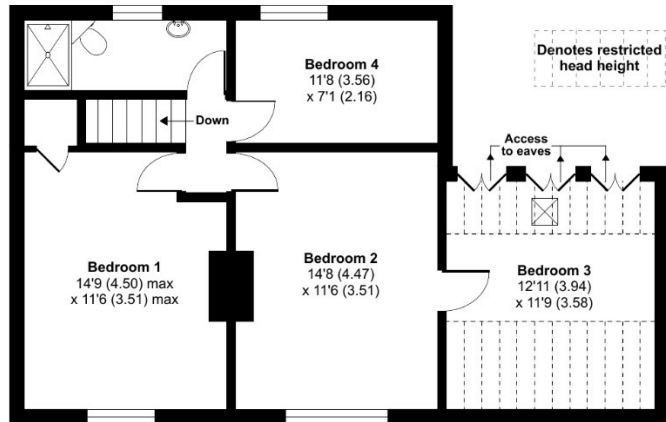
Old Bank House, Clows Top, Kidderminster, DY14

Approximate Area = 1283 sq ft / 119.2 sq m

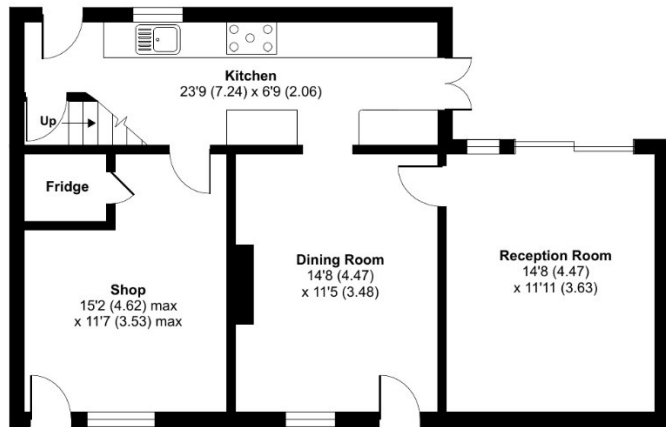
Limited Use Area(s) = 99 sq ft / 9.2 sq m

Total = 1382 sq ft / 128.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for G Herbert Banks LLP. REF: 1015989



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