

FOR SALE BY INFORMAL TENDER

On instructions of Co-op
Group Property

8-10, St John's,
Worcester, WR2 5AH

- A good sized development site close to Worcester City Centre
- Considered suitable for commercial and residential uses, subject to planning
- Freehold with vacant possession
- Circa 1.52 acres (0.616 ha)
- Short walk to Worcestershire County Cricket Ground
- Surrounded by a variety of local amenities and major supermarket
- Offers invited either on a conditional or unconditional basis

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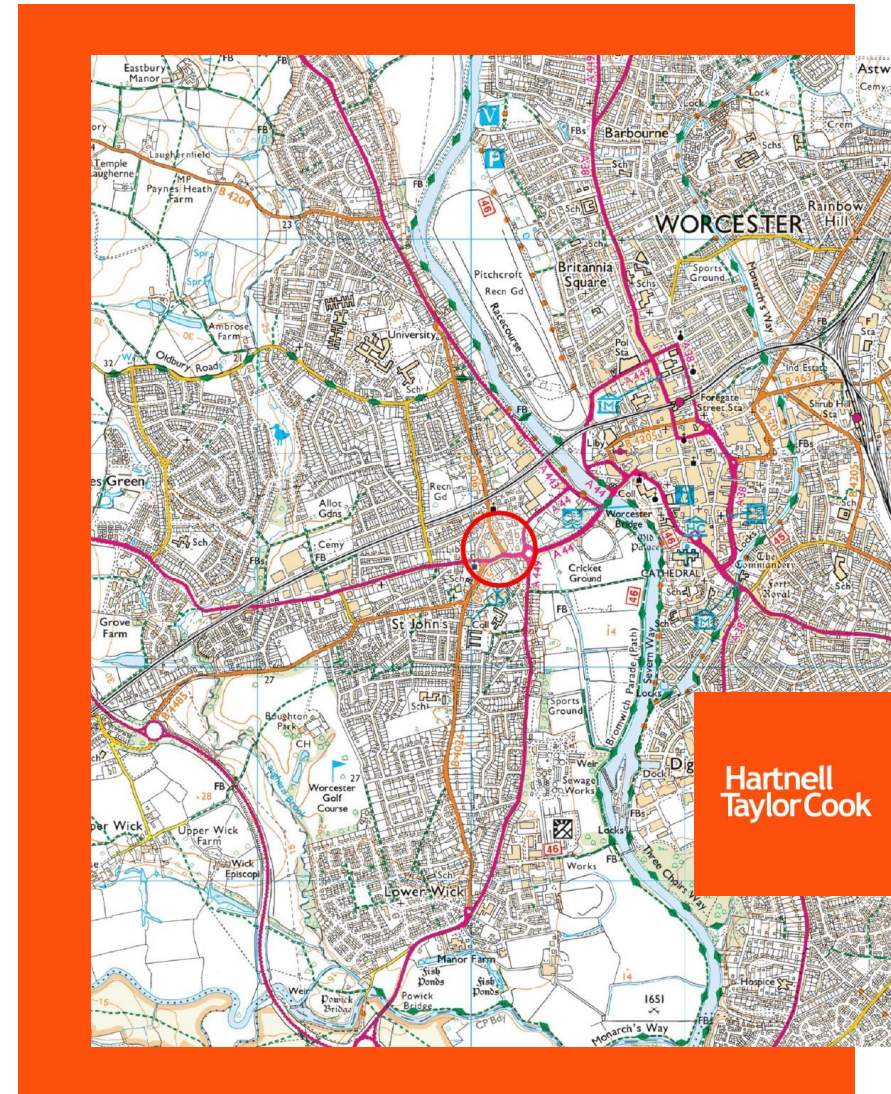
SUBJECT TO CONTRACT

FOR SALE

8-10, St John's, Worcester WR2 5AH

Location

- The City of Worcester is approximately 30 miles south west of Birmingham and has a resident population of 102,790 (ONS). The city has good communications being situated on the M5 motorway between Junction 6 and 7, and on the National Rail Network with Worcester Shrub Hill Station in the City Centre.
- The subject property is in a prominent position fronting the A44, one of the main arterial routes in to the City from the west.
- The County Cricket Ground is only 500m to the east with Worcester Bridge giving direct access into the City Centre opposite.
- The immediate surroundings comprise a retail neighbourhood high street with a variety of local businesses, together with St John's Church, library, bank, post office, pharmacy and major supermarket, all in close proximity.



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Description

The property comprises a purpose-built supermarket of mainly single storey traditional construction with frontage to St John's (A44) and return frontage to Henwick Road (B4206) providing access to the rear customer car park providing 60 spaces. The adjoining property, 6 St John's is a Grade II listed building and situated in a conservation area.

Rates

Rateable Value:	£307,500
UBR:	51.2p
Rates Payable:	£157,440

Accommodation

Ground Floor Retail Premises	23,519 sq ft	2,185 sq m
First Floor	2,023 sq ft	188 sq m
Site Area	1.52 acres	0.616 hectares

Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- Site Survey Information
- Planning Summary
- Asbestos report and EPC Certificate
- Bid Pro-Forma



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Contact

Sale by Informal Tender

We are instructed to seek offers of £2,000,000 (Two Million Pounds only), subject to contract and exclusive of VAT,



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