FOR SALE FREEHOLD

THE OLD LIBRARY
CHURCH GREEN WEST
REDDITCH
WORCESTERSHIRE
B97 4DU

* DISTINGUISHED THREE-STOREY OFFICE BUILDING
* PRIME CORNER LOCATION
* PROFESSIONAL QUARTER OF REDDITCH
* 8,411 SQ FT GIA
* POTENTIAL FOR RESIDENTIAL OR LEISURE, SUBJECT TO PLANNING
* CONVENIENT TO OFF-STREET PARKING

OFFERS INVITED AROUND £1.0M
DESCRIPTION

A very handsome Victorian Office building with facing brick walls, stone mullioned windows, a clay-tiled roof with feature spire, it stands at the corner of Church Green West and Church Road.

The Property was probably built as a Library and used for many years as Art & Catering College and was converted to quality Character Offices in 2004.

The accommodation briefly comprises:

Ground Floor – Two Private Offices; Two General Offices; various Stores; Toilets; Kitchenette; impressive main Reception Hall; second Entrance Hall off Church Green.

The Ground Floor Area is some 3,635 sq ft.

First Floor – Reception; open-plan Office; General Office; Private Office/Meeting Room; two Stores; two Private Offices; Toilets.

The First Floor area is some 3,757 sq ft.

Second Floor – Separate male and female Locker Rooms; Attic Store.

The Second Floor area is some 618 sq ft.

Basement – wholly storage.

The Floor Area is some 401 sq ft.

The total Gross Internal Floor Area is 8411 sqft. (782 sq.m)

Outside - the building occupies almost 100% of the site it stands on.

RATEABLE VALUE

£37,750

SERVICES

All mains services are connected.

Central heating is provided by metal radiators in various locations. In addition, air-conditioning is provided throughout the building.

TENURE

Freehold and unencumbered.

PURCHASE PRICE

Offers are invited in the region of £1.0 million (VAT TBC)

PLANNING

The building is not Listed but is within a Conservation Area. All enquiries in respect of potential use should be directed to Redditch Borough Planning Department – 01527 64252.
POSSESSION

As soon as legal formalities permit.

VIEWING

Strictly by appointment with our Reception on 01527 584242
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