

# FOR SALE

2A MIDDLEFIELDS ROAD, ASTON FIELDS,  
BROMSGROVE, B60 2PW



## OFFICE/WORKSHOP UNIT

- 1,402 SQFT (130SQM) GIA
- CONVENIENT POSITION
- FREEHOLD
- SECURE PARKING/YARD
- POPULAR AREA
- POTENTIAL FOR CONVERSION STPP

**PURCHASE PRICE £200,000**  
**(NO VAT)**

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### LOCATION

The Property is located in the centre of Aston Fields, approximately 1 mile south of Bromsgrove and 10 miles south-west of Birmingham.

Bromsgrove Train Station is within 3 minutes walk, as are local amenities. The property is conveniently accessed from the A38 via New Road, the A38 links the M5 and M42, both being within 3 miles.

### DESCRIPTION

The Property comprises a detached two-storey Office / Workshop unit.

The Accommodation is arranged as follows:-

Ground Floor:-

- (i) Reception
- (ii) 3 No Workshop Areas

First Floor:-

- (i) Open Plan Office
- (ii) Staff room
- (iii) WC

To the front is a hard-surfaced Forecourt, providing off-road car parking and external storage.

The total Site Area is approximately 2,600sqft (238sqm).

### PURCHASE PRICE

£200,000 (No VAT)

### RATEABLE VALUE

£4,250

### SERVICES

All mains services are available. The property benefits from gas-fired central heating via a Worcester Bosch boiler.

### TENURE

Freehold

### EPC

TBC

### LEGAL FEES

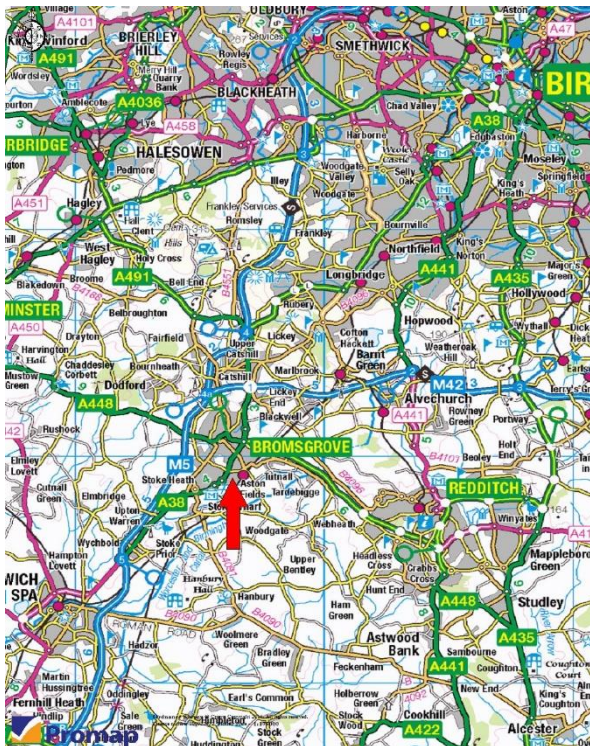
Each Party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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