





1-2 The Parade, Court Road, Brockworth

Commercial Investment opportunity with potential to convert the upper floors to residential, subject to planning.

Location

The property is situated on the eastern side of Court Road, a popular neighbourhood retail centre in Brockworth, with occupiers in the immediate vicinity including Coral Bookmakers, McColls Newsagents, Sue Ryder Charity Shop, Janes Pantry, and a Co-operative Supermarket. Brockworth lies approximately 4 miles east from the city centre and 2 miles south from Junction 11A of the M5 motorway (via the A417).

Description

The property comprises a two-storey semi-detached building of stone/reconstituted stone elevations under a pitched tiled roof, occupying a prominent corner position. The ground floor is arranged as retail premises with a fully glazed shopfront, fascia signage, and a ramped access to the entrance.

The first floor comprises cellular office accommodation, a kitchen and WC facilities. It is finished to a basic specification and in need of refurbishment.

On street parking is available in the area.

Accommodation

Ground Floor	116 m2	(1,249 ft2)
First Floor	115 m2	(1,238 ft2)
Total	231 m2	(2,487 ft2)

Rating

The Rateable Values listed on the Valuation Office Agency website are as follows:

Ground Floor:	£10,250
First Floor (Office 1):	£7,700
First Floor (Office 2):	£4,750

Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

EPC

The ground floor has an EPC rating of B-45.

Tenancy

The ground floor is let to National Star Foundation, a well-established regional charity providing specialist education and support services, who operate the space as part of their retail and fundraising network. The lease runs for a 10-year term from February 2025, with a tenant break option in February 2030, at a passing rent of £16,000 per annum. The first floor is vacant.

Planning

The property has been used as a charity shop and offices within Class E. The property falls outside any Article 4 direction, offering potential to benefit from Permitted Development rights (Class E to residential).

Terms

We are instructed to seek offers in the region of £310,000 for the freehold interest subject to the occupational tenancy in place.

VAT

The property is not elected for VAT purposes.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



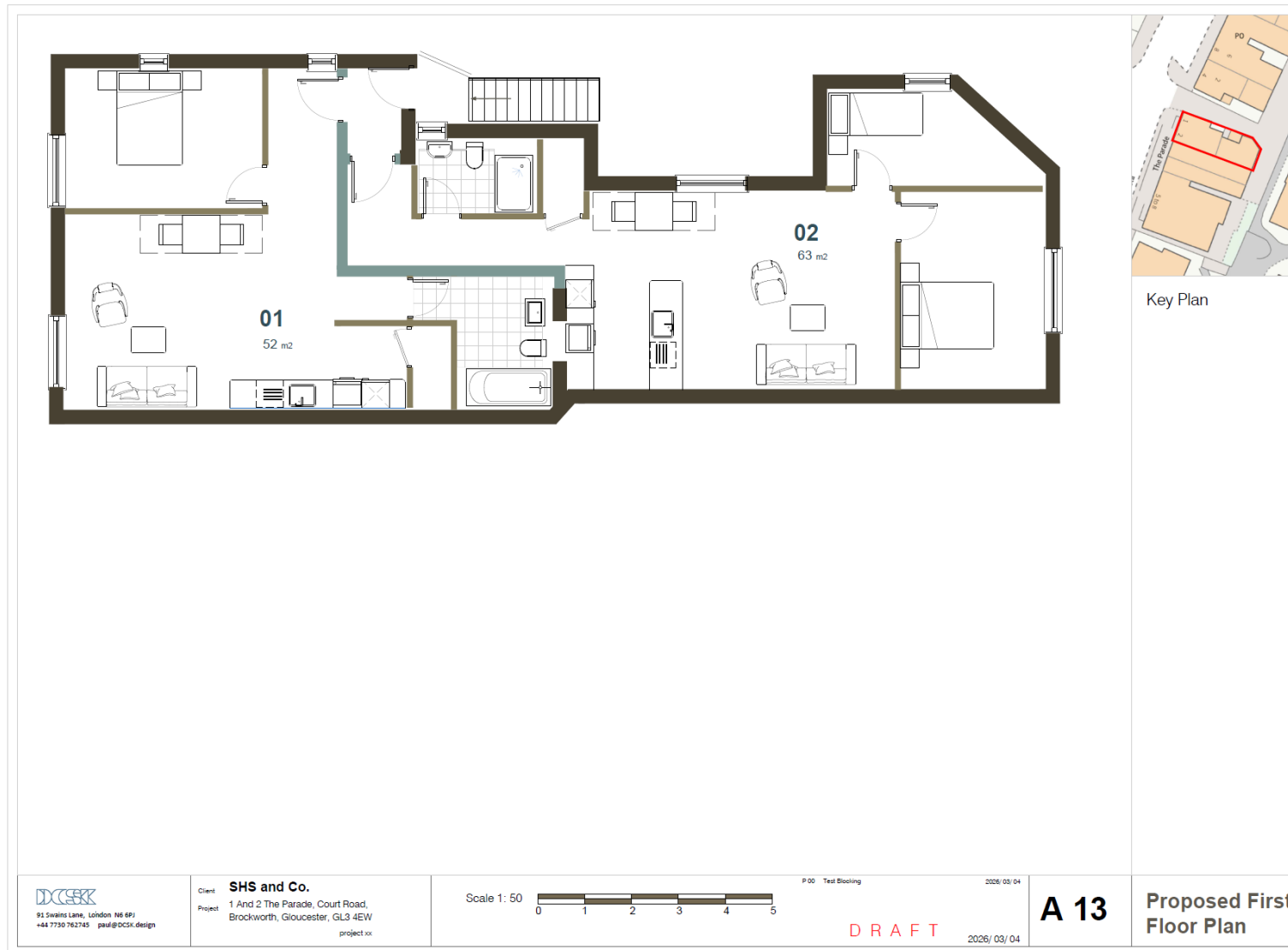


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Indicative plan





Request a viewing

For further information or to request a viewing, please get in touch

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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

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