



**FOR SALE**

**Commercial Property With Prominent Roadside Frontage**

**Anvil House, Kidderminster Road, Bromsgrove, B61 9DU**

**Bond Wolfe**  
**bw**  
Est. 1983

# Property Highlights

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Commercial unit extending to 1,861 sq. ft. (172.96 sq m) suitable for a variety of uses (STP).

Prominent roadside frontage to A448 Kidderminster Road.

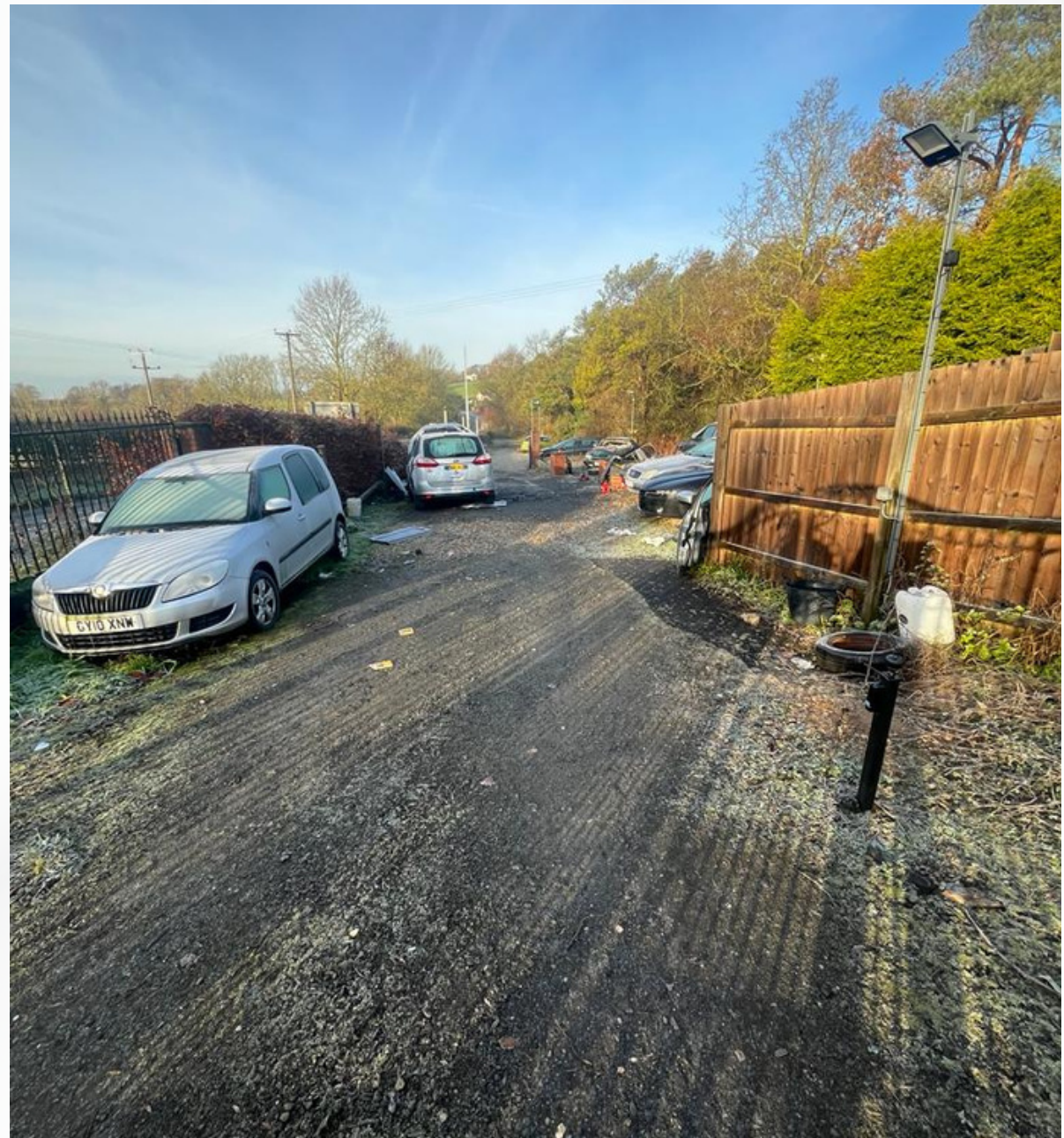
Display frontage of 0.27 acres.

Roadside land ideal for car/van sales or similar.

Significant levels of passing trade.

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**Offers based on £295,000 are sought for the freehold interest.**



# Location

The property occupies a prominent position set back from the main A448 Kidderminster Road, approximately 2 miles west of Bromsgrove town centre and 4 miles south east of Kidderminster. Bromsgrove sits between junction 1 of the M42 and junction 5 of the M5 motorways, providing easy onward access to the wider West Midlands conurbation.

Anvil House enjoys 0.27 acres of roadside display frontage, thus benefitting from excellent exposure to passing trade.

# Description

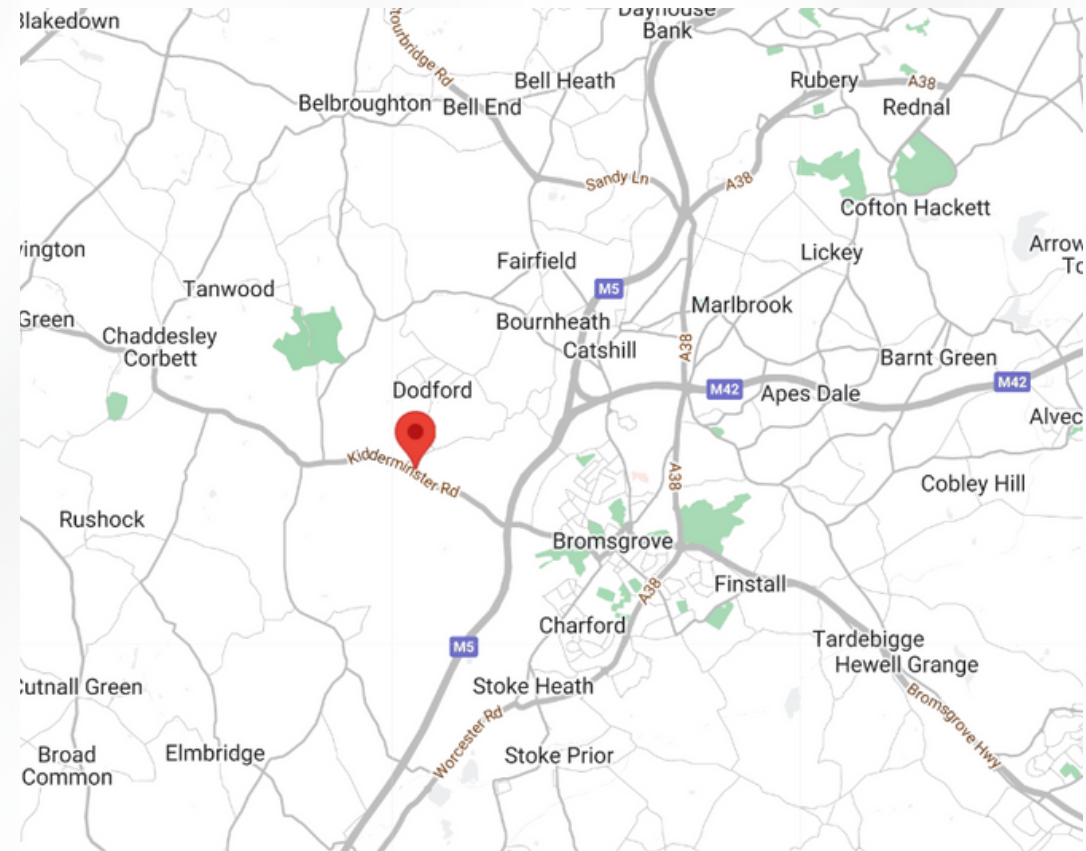
The property comprises a separate self contained commercial premises arranged over ground and first floors. There is pedestrian access to the front leading to a glazed showroom with roller shutter access and further pedestrian entry to the rear. To the first floor there is useful office space.

Externally, there is parking to the front in addition to a parcel of land immediately fronting the main A448 offering excellent display frontage and being ideal for car/van sales or similar.

# Accommodation

Ground Floor - 1,468 sq. ft. ( 136.43 sq m)  
First Floor - 393 sq. ft. ( 36.52 sq m)

Total - 1,861 sq. ft. ( 172.96 sq m)



## Tenure

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Freehold. The property is also available to let by way of a new full repairing and insuring lease on terms to be agreed.

## Price

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Offers based on £295,000 are sought for the freehold interest.

## Business Rates

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The property has a current rateable value of £13,000. This is not the amount you will pay.

## EPC

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Available on request.

## VAT

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All figures are quoted exclusively of VAT.

## Legal Costs

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Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## Anti-Money Laundering

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In accordance with Anti Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.





## For Further Information & Viewings

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