

Freehold for sale with vacant possession

Retail/Office Building

3a, De Wyche Road
Wychbold, Droitwich WR9 7PL

NICHOLAS BRETT & CO

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- **Freehold For Sale with vacant possession**
- **Retail/Office Building**
- **Single Storey – c. 800 sq ft (74 sqm) + covered rear yard and side passage**
- **May split – 2 separate entrances and car parking areas**
- **Parking for several cars**
- **Prominent corner location**
- **Garden area with mature Tree's and Hedges providing privacy**
- **Would suit owner occupier**
- **May be suitable for various uses or development – subject to the usual consents**
- **Situated just off A38 (Worcester Road) in Wychbold, a vibrant Village situated midway between Droitwich & Bromsgrove**
- **Approximately ½ mile from J5 of the M5 and close to Webbs Garden Centre, Hilton Express Hotel, McDonalds Drive Through & Starbucks**

Location

The property occupies a prominent location on the corner of Chequers Lane and De Wyche Road, approximately 100 yards from Worcester Road (A38), a busy arterial road linking Droitwich to Bromsgrove. It is approximately ½ mile from J5 of the M5.

Wychbold is an attractive Village, home to the extremely popular Webbs of Wychbold Garden Centre, which includes concessions such as Hobbycraft, Lakeland & Cotswold Outdoor.

There are several Petrol Stations, Restaurants and Pubs close by, including adjacent to J5 of the M5, a Harvester Public House, McDonald's, and a Holiday Inn Express Hotel.

Description

The property comprises of a single storey commercial building, latterly used as Offices and a Hair Salon.

It has several rooms together with a Kitchen and WC. There is a rear covered yard which is accessed off the kitchen and by a separate side covered passage with a gate adjacent to the former Hair Salon.

It benefits from 2 separate vehicular accesses, from Chequers Lane and De Wyche Road. There is parking available for several vehicles.

Description cont'd

There is a lawned area, together with mature trees and hedging which provide a high degree of privacy.

The property has separate entrances from both Chequers Lane and De Wyche Road, enabling potentially splitting the building.

It is considered, subject to the usual consents, the building may be suitable for various uses and possible development.

Accommodation

The property comprises of the following approximate gross internal floor areas: -

Ground Floor: 796 sq ft (74 sqm)

Energy Performance Certificate (EPC)

The property has a rating of 108 (Band E).

Tenure

The property is available for sale Freehold with vacant possession.

Price

£150,000

VAT

It is understood that VAT is not applicable, although interested parties should verify for themselves.

Rating Assessment*

Rateable Value: £4,350

***The property may qualify for 100% small business rates relief.**

*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/25 to 31/3/26, the standard multiplier is 55.5p, and small business multiplier is 49.9p.

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Viewing

Strictly by prior appointment with ourselves.

Video Tour

Click [here](#) for an external You Tube Video Tour Link.

Subject to Contract August 2025

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property, and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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Chequers Lane entrance





Lawned area

De Wyche Road entrance

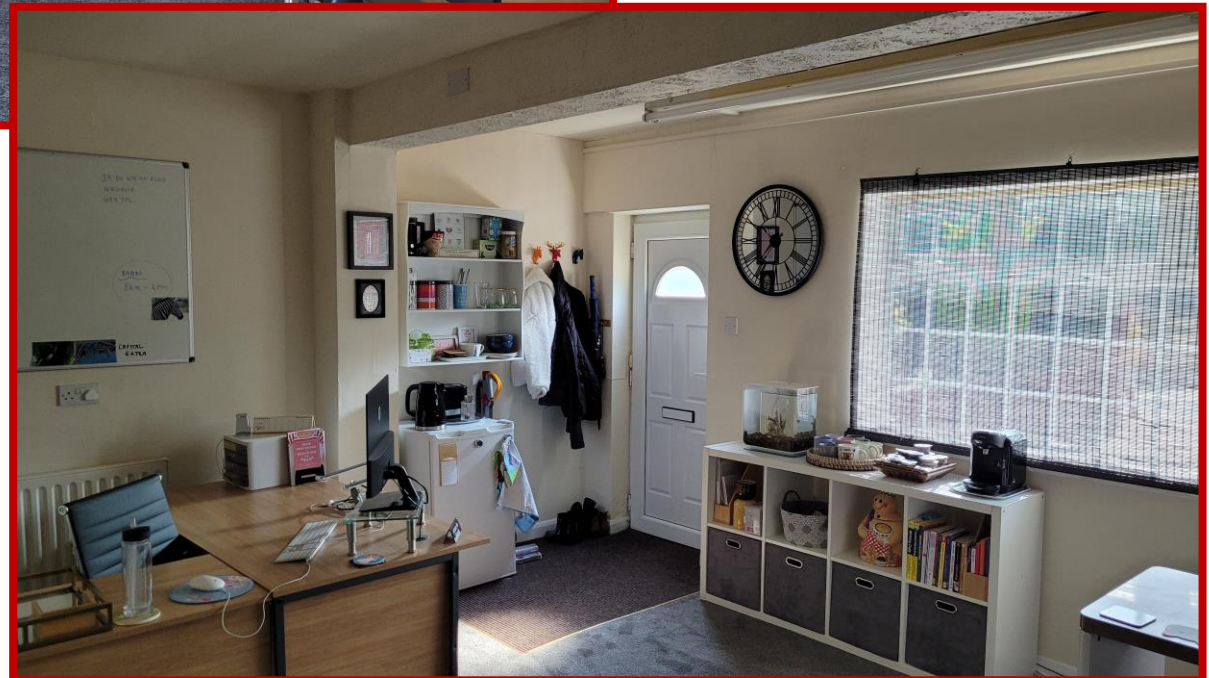


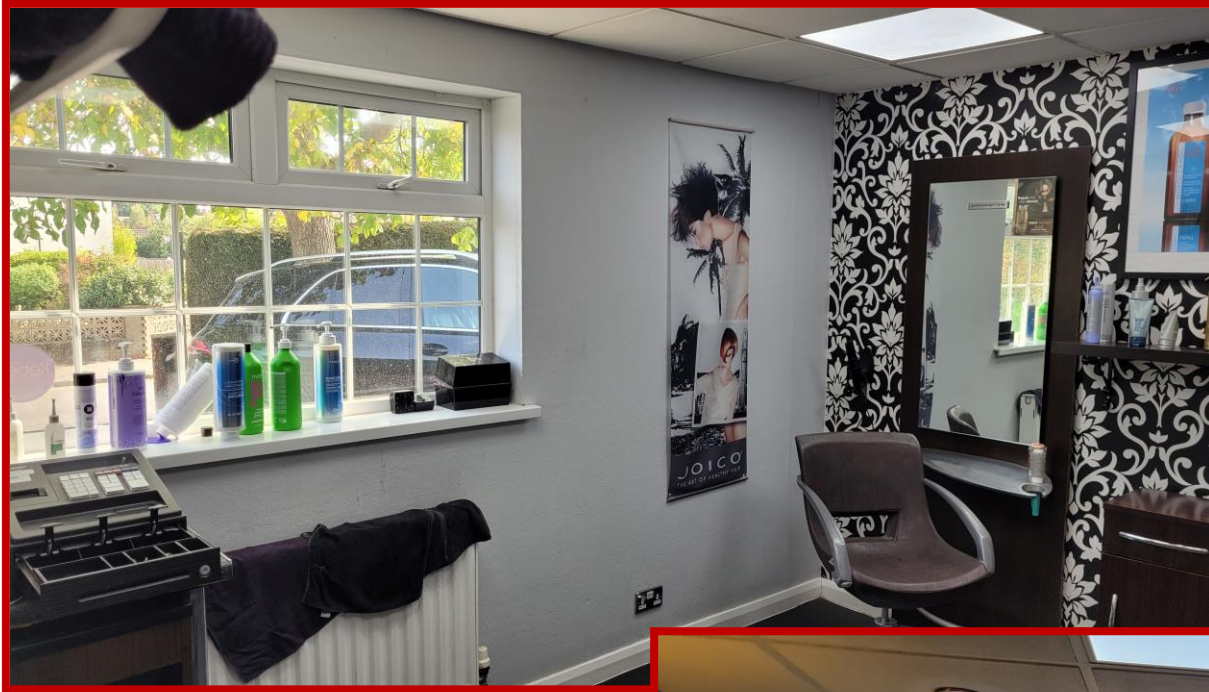
Corner of De Wyche Road & Chequers Lane





**Former Office – De Wyche
Road entrance**

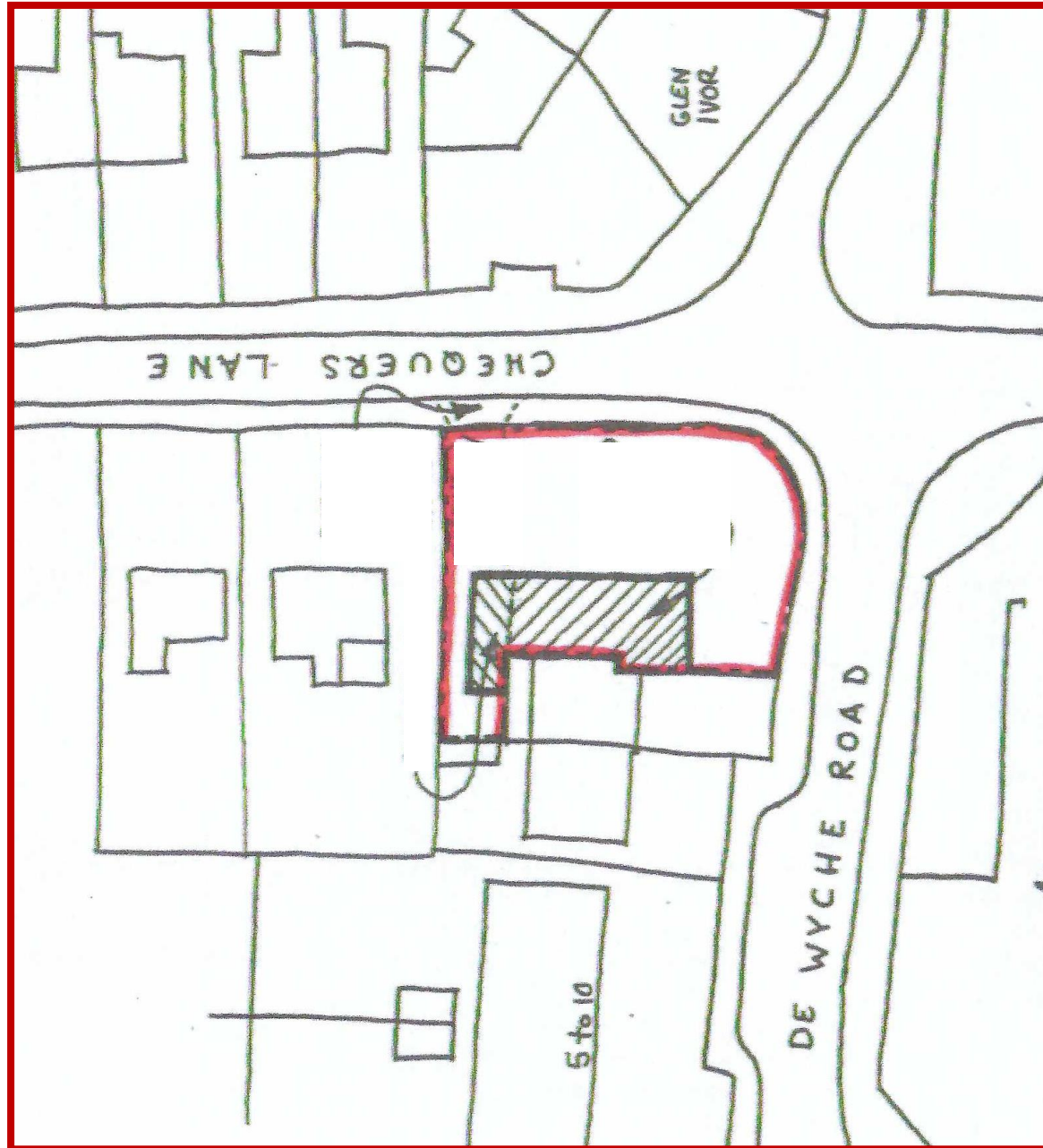




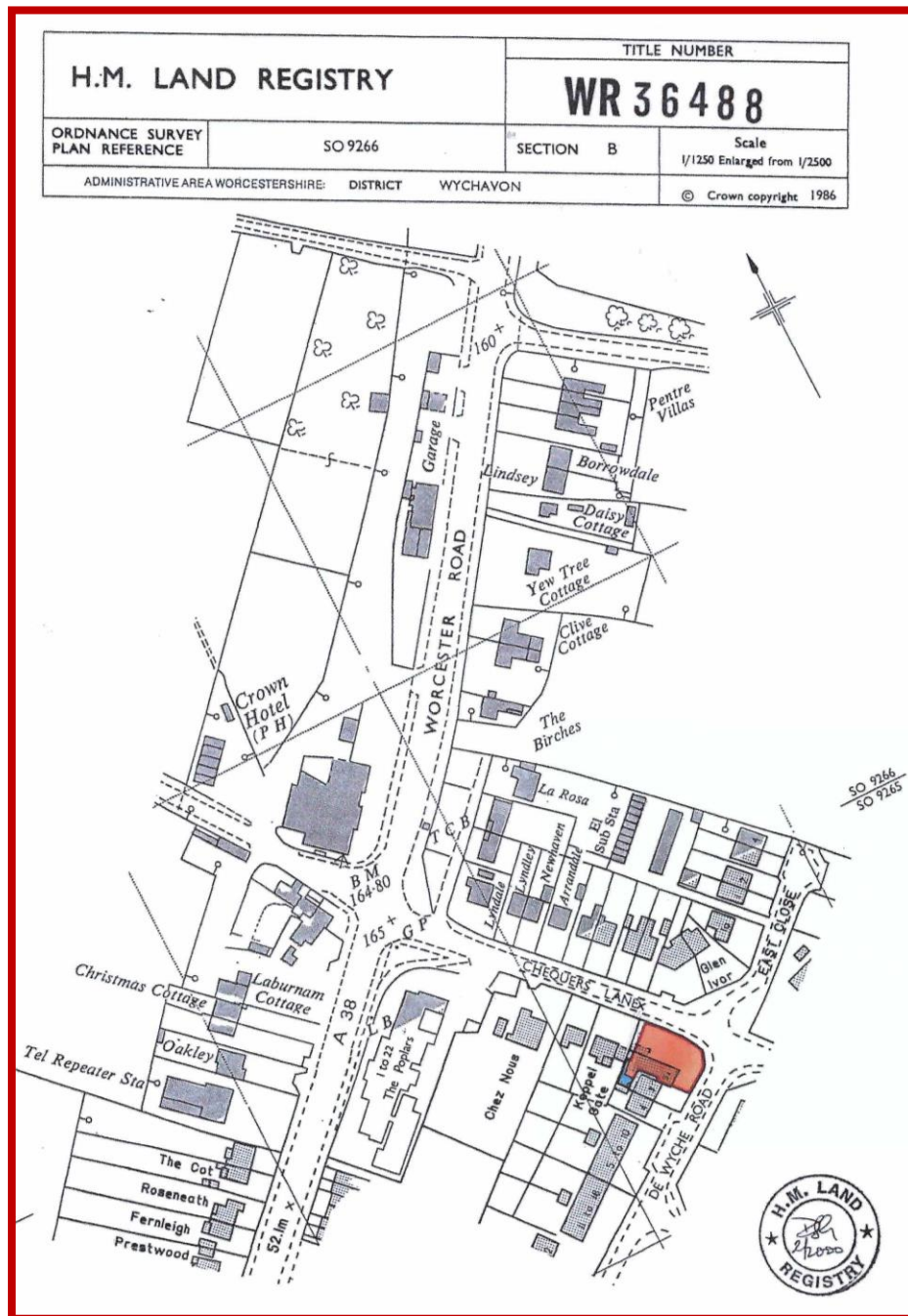
Former Hair Salon -
Chequers Lane entrance

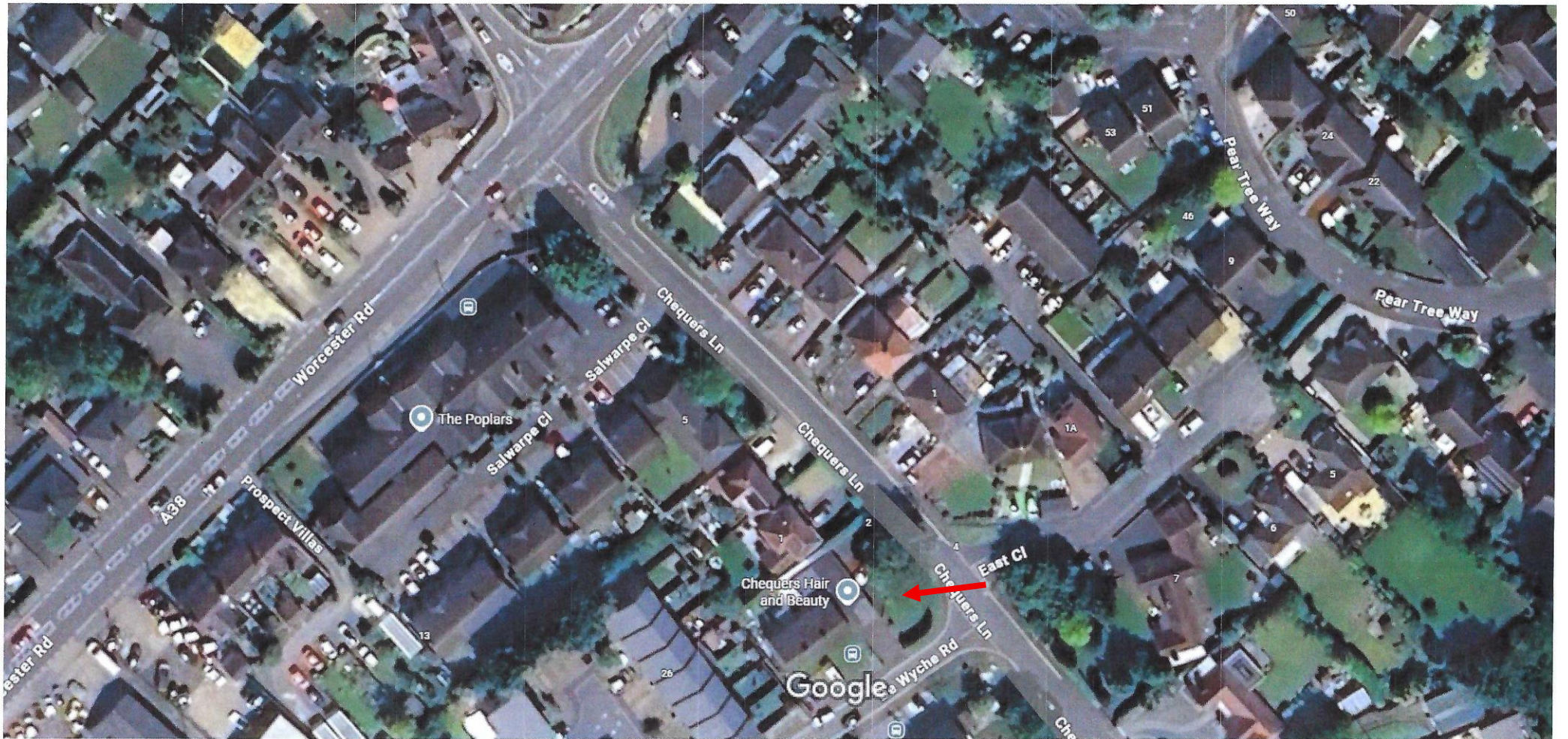


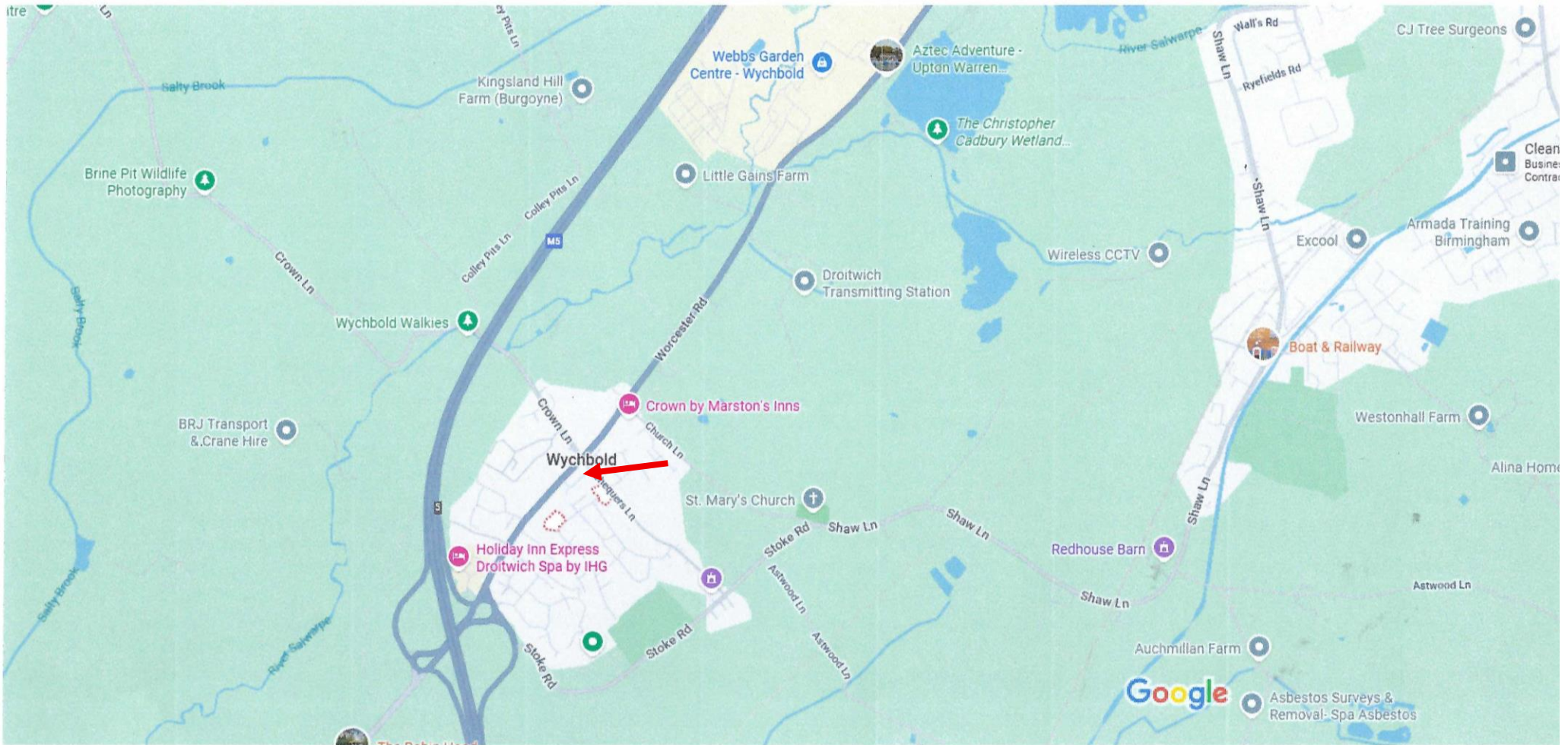
Plans & Maps – Not to scale



Land Registry Plan - Not to scale







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