

## **FORMER HAIR AND BEAUTY SALON** **The Old Bridge House, Trinity Passage, Worcester,** **WR1 2PW**



**75.18 sqm (809 sqft) Net  
Internal area**

**Traditional timber frame  
construction**

**Alternative use potential  
(subject to planning)**

**Freehold**  
**Offers based on £120,000**

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## Location

The property is located in the heart of Worcester, a vibrant and cosmopolitan City with a wide and comprehensive offer of retail and leisure outlets. The City is also a strong commercial and office centre being well located to the M5 motorway.

## Description

The property is quite unique. It is located along Trinity Passage, as pedestrianised route running between High Street and Trinity Street. High Street is Worcester's principal shopping area.

The property is over two floors with the upper floor bridging over Trinity Passage. It is of timber and brick construction with a pitched timber roof covered with traditional clay tiles. The property retains many of its original features, both inside and out, including intricate leaded stained glass windows. It is understood that the property was once a church but it has most recently been used as a hair and beauty salon.

At ground floor is a large entrance hallway, a treatment room, a kitchenette and two WCs. At first floor is the main salon area plus an additional treatment room. The main salon area has an open "lofted" ceiling which makes quite a feature.

The property is heated by a gas fired combination boiler that serves water filled panel radiators. A series of photographs is provided at the rear of these sales particulars.

## Accommodation

Ground floor – 22.02 sqm (237 sqft)

First floor – 53.16 sqm (572 sqft)

**Totals – 75.18 sqm (809 sqft)**

All areas are expressed on a net internal basis.

## Services

We understand that the property benefits from all mains services.

## Tenure

The property is held Freehold under title number HW68788. A copy of the land registry entry is available upon request.

## EPC

An EPC has been prepared. The property has a rating of F. A copy is available upon request.

## Planning

Verbal enquiries have been made to Worcester City Council. We are advised that the property is not listed nor is it on Worcester City Council's list of "Buildings of Local Significance". It is, however, located in Worcester's "Historic City" Conservation Area.

## Rates

The Rateable Value is £6,800.

## VAT

It is assumed that the property is not registered for VAT.

## Price

Offers based on £120,000 are invited for the freehold.

## Legal Costs

Each party will bear their own legal costs.

## Viewing

By appointment. It is likely that block viewings will be undertaken.

## Paarl Property Consultants

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## Date Details Prepared

December 2015

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