

FOR SALE

Broadway Commercial Premises
Brook House, Station Road, Broadway, WR12 7DE



Plan is for indicative purposes.

- Former guest house, currently used as a clinic/therapy centre
- 2,466 sqft of accommodation across three floors
- 0.16-acre plot

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LOCATION

Brook House is situated in the attractive Worcestershire village of Broadway. The area provides a range of local amenities including shops, cafés, public houses, hotels, a primary school and healthcare services. Further retail, leisure and wider services can be found in the nearby town of Evesham, approximately 6 miles to the north.

The village is well connected, lying on the A44, which provides access west towards Evesham and east towards Moreton-in-Marsh and Oxford. The A46 is also readily accessible, providing links to Stratford-upon-Avon and Cheltenham. Evesham railway station, approximately 6.5 miles to the north-west, provides direct services to London, Worcester and Hereford. The property therefore benefits from a desirable village setting combined with convenient access to the wider region.

What 3Words - ///banquets.trucked.mops- [Direct Link](#)

DESCRIPTION

Brook House is a period property located off Station Road, directly opposite New Barn Close Surgery and adjacent to a residential development currently under construction, which will provide approximately 113 new homes.

Formerly operating as an 8-bedroom guest house (Class C1), the property was subject to a change of use application approved in 2022. It has since been converted into a clinic and therapy practice with associated office accommodation (Class E (e)).

The building is arranged over three storeys and extends to approximately 2,466 sqft (as stated in the Residential EPC).

At ground floor level, the property comprises a spacious entrance hall, a large front-facing lounge and dining room with bay windows, a dual-aspect kitchen fitted with modern worktops and cabinetry, a WC, and a doctor's room to the rear with direct access to the garden.

The first floor provides two large administrative offices, three therapy rooms, and a bathroom located off the landing to the rear.

The second floor consists of a converted loft space, currently arranged as two storerooms, a staff rest room, and a bathroom.

Externally, the front of the property offers a gravel parking area, including two EV charging points, along with a ramped pathway leading to the main entrance. To the side, a shared driveway provides access to the rear garden, additional parking, and a garage. This driveway is owned by the neighbouring residential property known as "Snowdrops".

PLANNING

The site falls within the administrative area of Wychavon district Council. Planning Policy is currently covered by the South Worcestershire Development Plan (2006-2030) which was adopted in February 2016. The Council are currently in the process of reviewing the Development Plan which will set out the planning framework for the Malvern Hills District, Worcester City and Wychavon District for the period to 2041.

The property is currently in use under Class E (Commercial), following a change of use approved in August 2022. Prior to this, it operated as an 8-bedroom guest house.

The relevant planning consent is as follows:

- **W/22/01319/FUL** – Change of use from a guest house (Class C1) to a clinic and therapy practice with associated offices (Class E). Approved on 25 August 2022. [Link to application W/22/01319/FUL](#)

ENERGY PERFORMANCE CERTIFICATE (EPC)

A Commercial EPC has been commissioned, however the latest Residential EPC which was undertaken in 2021 (pre-conversion) states an energy rating of 'D'.

BUSINESS RATES

Rateable Value: £18,250 (from 1st April 2026).

Description: Health centre and premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency (VOA) - [VOA Link](#)

LEGAL INFORMATION

The site is registered under the freehold Title of WR200827.

The purchaser is to provide an undertaking for the vendor's legal fees in the event of an abortive sale.

SERVICES

The property is understood to be connected to mains gas and electricity, with a mains foul drainage system. It is served by central heating via a gas combination boiler and also benefits from an air conditioning system.

Internally, the property is equipped with fire safety, intercom, and alarm systems.

VAT

The vendor reserves the right to opt to tax.

VIEWING

Viewings are by appointment only.

DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email Bryn Evans – bryn.evans@brutonknowles.co.uk

TERMS & GUIDE PRICE

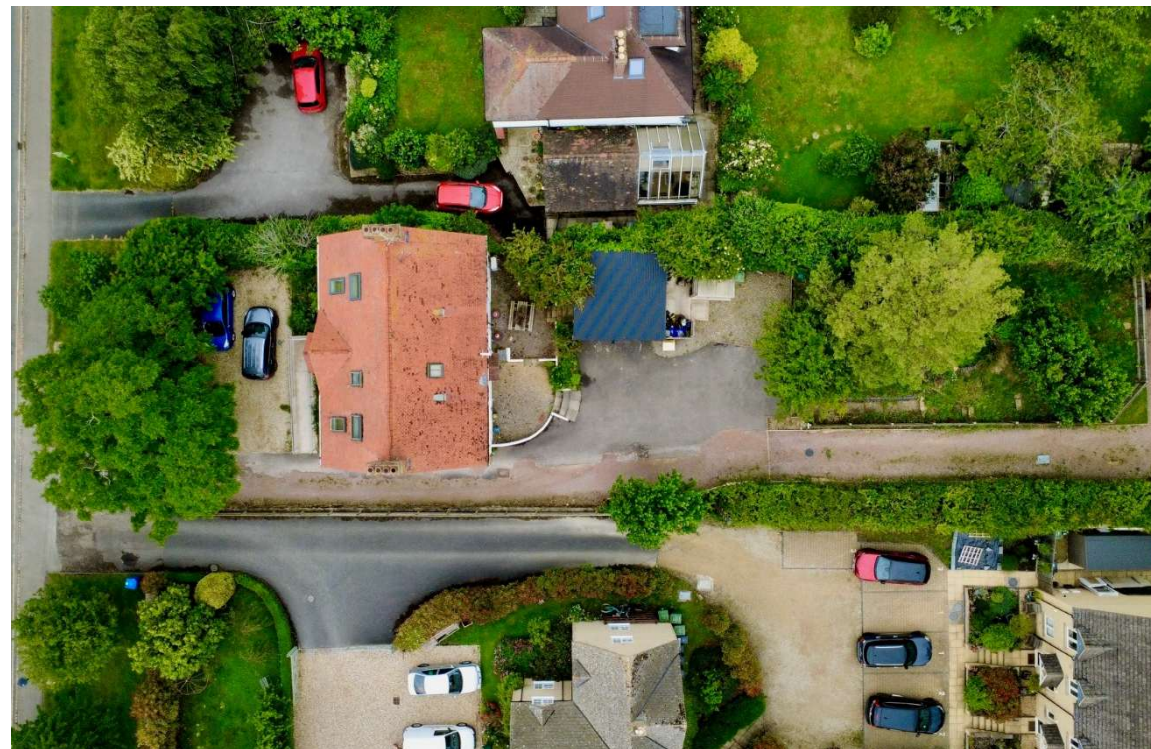
The Guide Price is £750,000.

The freehold of the site is offered for sale by Private Treaty

Unconditional offers are invited and should be sent via email to Jack Mouldsdale:

jack.mouldsdale@brutonknowles.co.uk

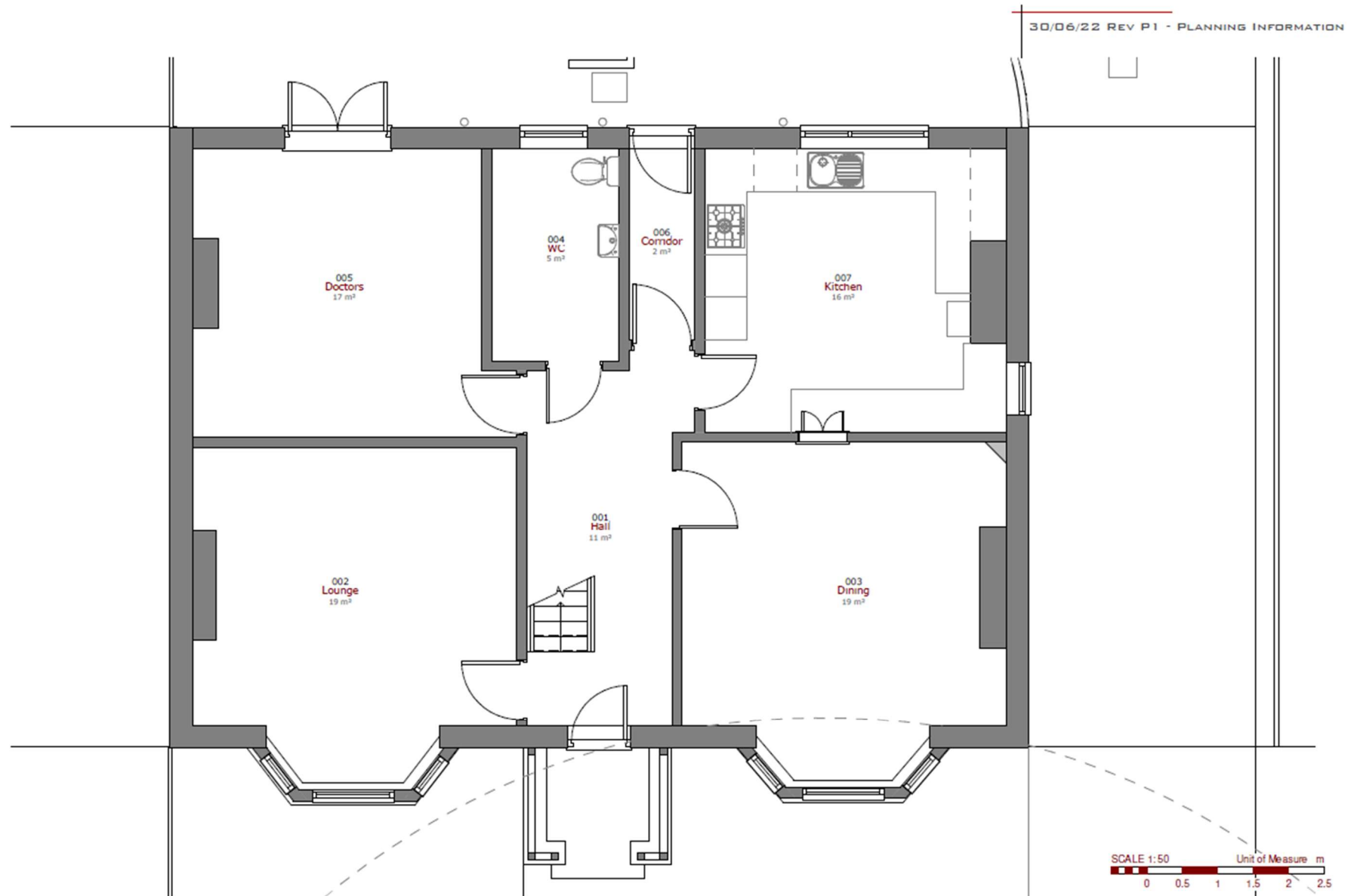
SUBJECT TO CONTRACT – AUGUST 2026





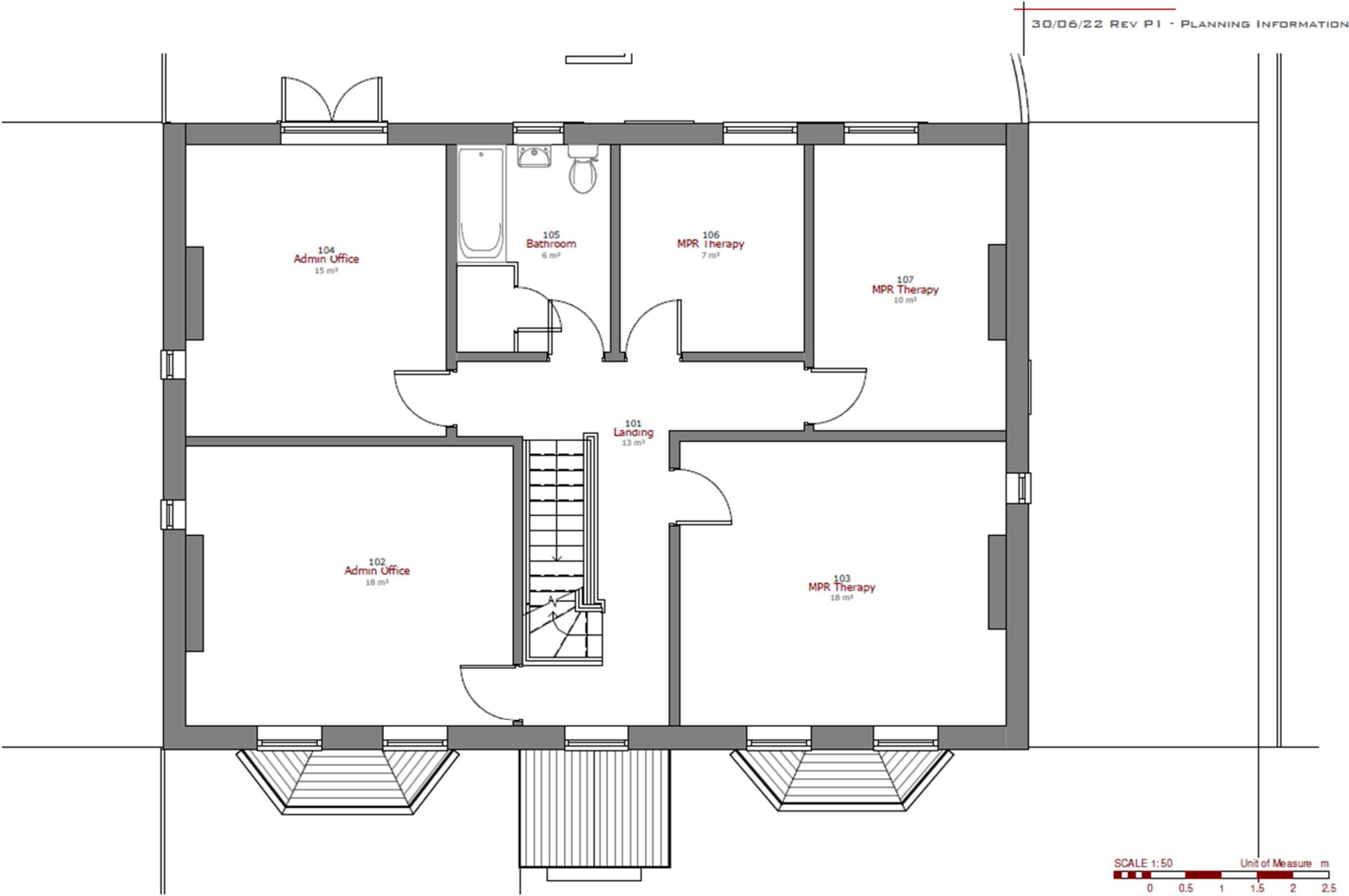
Ground Floor Plan (not to scale)

Brook House, Station Road, Broadway, WR12 7DE



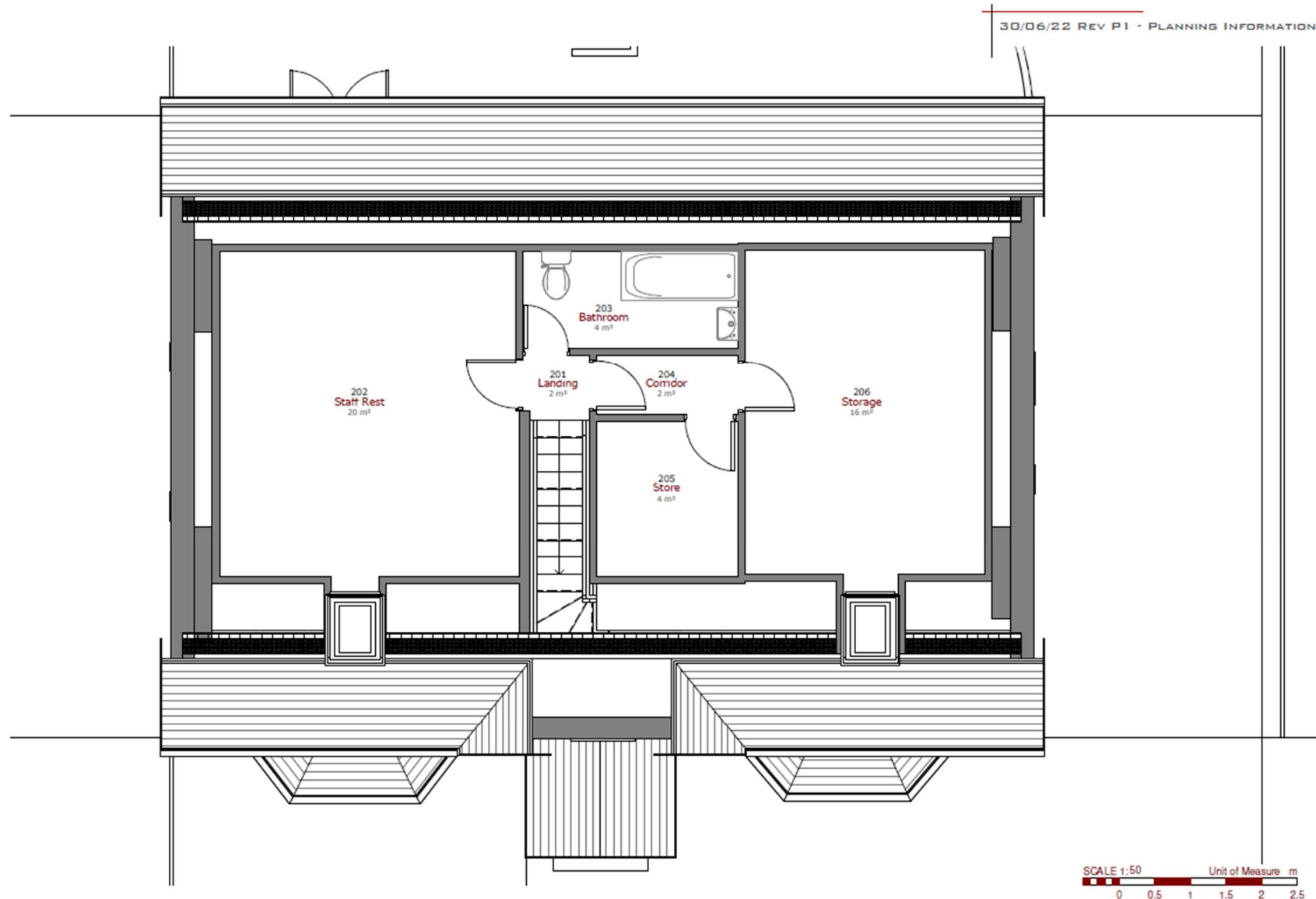
First Floor Plan (not to scale)

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Second Floor Plan (not to scale)

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