

Upper Tything, Worcester

£750,000
Guide Price



PLATINUM PROPERTY AGENTS

15-17 St Johns

Worcester

WR2 5AE

T: 01905 426000

Web: www.platinum-property.co.uk

Email: worcester@platinum-property.co.uk

49 Upper Tything, Worcester, WR1 1JZ

A fine opportunity to purchase a freehold investment building of mixed use that is fully let with a current rental income of £76,056PA, nestled in a prime rental location on the fringes of the City Centre.

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Property Location

The Tything is a popular residential and commercial area situated to the north of the city and is within close proximity to Foregate Street train station. Access can be gained by road links to Birmingham in the north and Cheltenham and Bristol to the south via the M5. The A422 & A44 take you east to Stratford and the vale of Evesham respectively. The city also offers a wide choice of pubs and restaurants, live music venues, nightclubs and cinemas. In addition the river and canal water ways, Swan Theater and Cathedral offer further opportunities for rest and relaxation.

Directions - Proceed north away from the city centre entering The Tything where the property can be found on the left.

Property Details

A superb freehold mixed-use building consisting of 10 fantastic en-suite bedrooms and one self contained ground floor commercial unit.

49 Upper Tything is the commercial unit, it is currently let at £7,992PA

The Lofts at 49 Back Walk consist of 10 superb en-suite bedrooms, a communal kitchen and has its own private access off Back Walk.

CURRENT RENTAL INCOME

Room 1 - £550.00PCM

Room 2 - £550.00PCM

Room 3 - £550.00PCM

Room 4 - £541.67PCM

Room 5 - £595.00PCM

Room 6 - £595.00PCM

Room 7 - £550.00PCM

Room 8 - £595.00PCM

Room 9 - £595.00PCM

Room 10 - £550.00PCM

Commercial - £7,992.00PA

Total - £76,056PA

49 UPPER TYTHING

OFFICE 33' 2" x 13' 8" (10.11m x 4.17m)

WC

KITCHEN

THE LOFT at 49 BACK WALK

ENTRANCE HALL

COMMUNAL KITCHEN 14' 7" x 13' 6" (4.44m x 4.11m)

LANDING

ROOM 1 11' 6" x 10' 4" (3.51m x 3.15m)

ROOM 2 11' 3" x 10' 4" (3.43m x 3.15m)

ROOM 3 13' 10" x 11' 10" (4.22m x 3.61m)

ROOM 4 13' 11" x 11' 3" (4.24m x 3.43m)

ROOM 5 14' 5" x 10' (4.39m x 3.05m)

ROOM 6 12' 0" x 10' 8" (3.66m x 3.25m)

ROOM 7 10' 9" x 10' 8" (3.28m x 3.25m)

ROOM 8 13' 9" x 11' 10" (4.19m x 3.61m)

ROOM 9 13' 11" x 11' 3" (4.24m x 3.43m)

ROOM 10 14' 6" x 9' 11" (4.42m x 3.02m)

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Additional Property Services

Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

Platinum for Landlords

- Full Management, Let Only and Professional Landlord packages
- Buy to Let, Student Let and HMO experienced
- Rent Guarantee, Inventories and regular inspection inclusive option
- Marketing only option for the professional

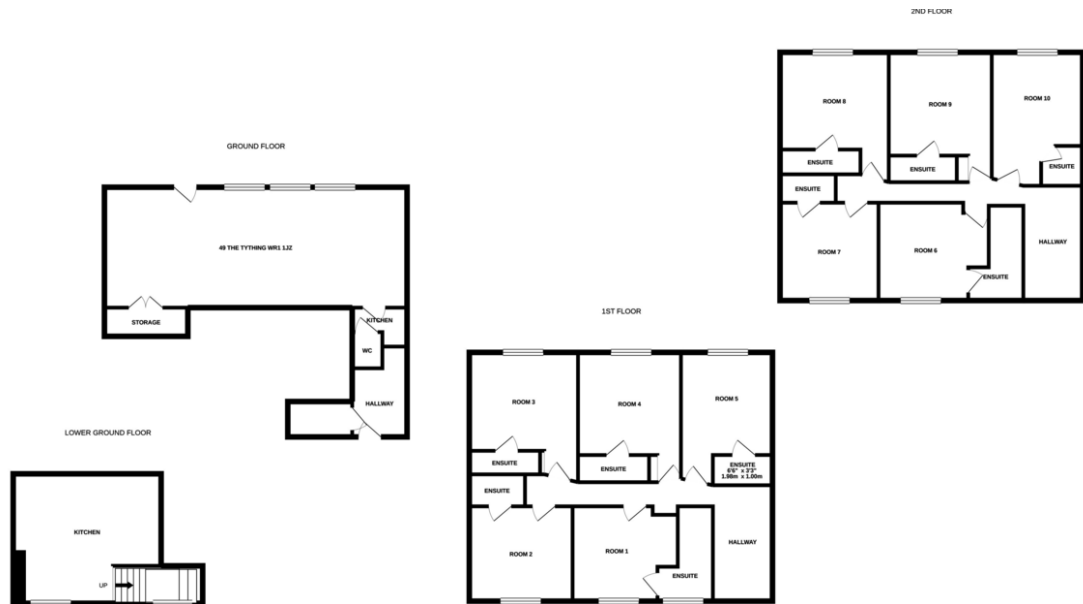
Platinum for Buyers

- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

Platinum for Mortgages

- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

Please contact your local office for further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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