



Waterside View, 2A Bridge Street, Stourport on Severn

**Allan Morris**  
estate agents





## Property Summary

An excellent freehold investment property comprising nine residential apartments plus single ground floor shop producing fully let rental yield approx. £45,000 pa.

- 6 x 1 Bedroom Flats
- 3 x 2 Bedroom Flats
- All Currently Let on AST 's
- Shop Premises on 5 Year Lease to 2020
- Great Location Within 100 Yards of Riverside and Town Centre

This converted two storey apartment block is situated on Bridge Street between the riverside and bustling town centre, accessed on foot via a doorway to Bridge Street serving Waterfront View and neighbouring properties.

The name is taken from the location immediately adjacent to the old canal basin where boats are moored and views of which are enjoyed by some of the apartments.

A communal entrance and hallway gives way to the nine apartments which form the building, 3 x 2 bedroom apartments and 6 x 1 bedroom apartment.

The individual floor plans provided explain the layout in details.

Current rental figures are listed below with all units fully let and currently producing a rental income of £39,960 per annum. In addition there is a ground floor retail shop currently let on a 12 month lease producing £5,000 per annum rental and occupied by the present tenant since 1st August 2015 with the business operating as a tanning salon with bright and attractive frontage to this busy shopping/tourist area.

This is an excellent investment opportunity to acquire the freehold of the property however it should be noted that all individual units are each held on their own 125 year lease with approximately 112 years unexpired. It would therefore be straightforward to sell any of the apartments on an individual basis at any time if required.

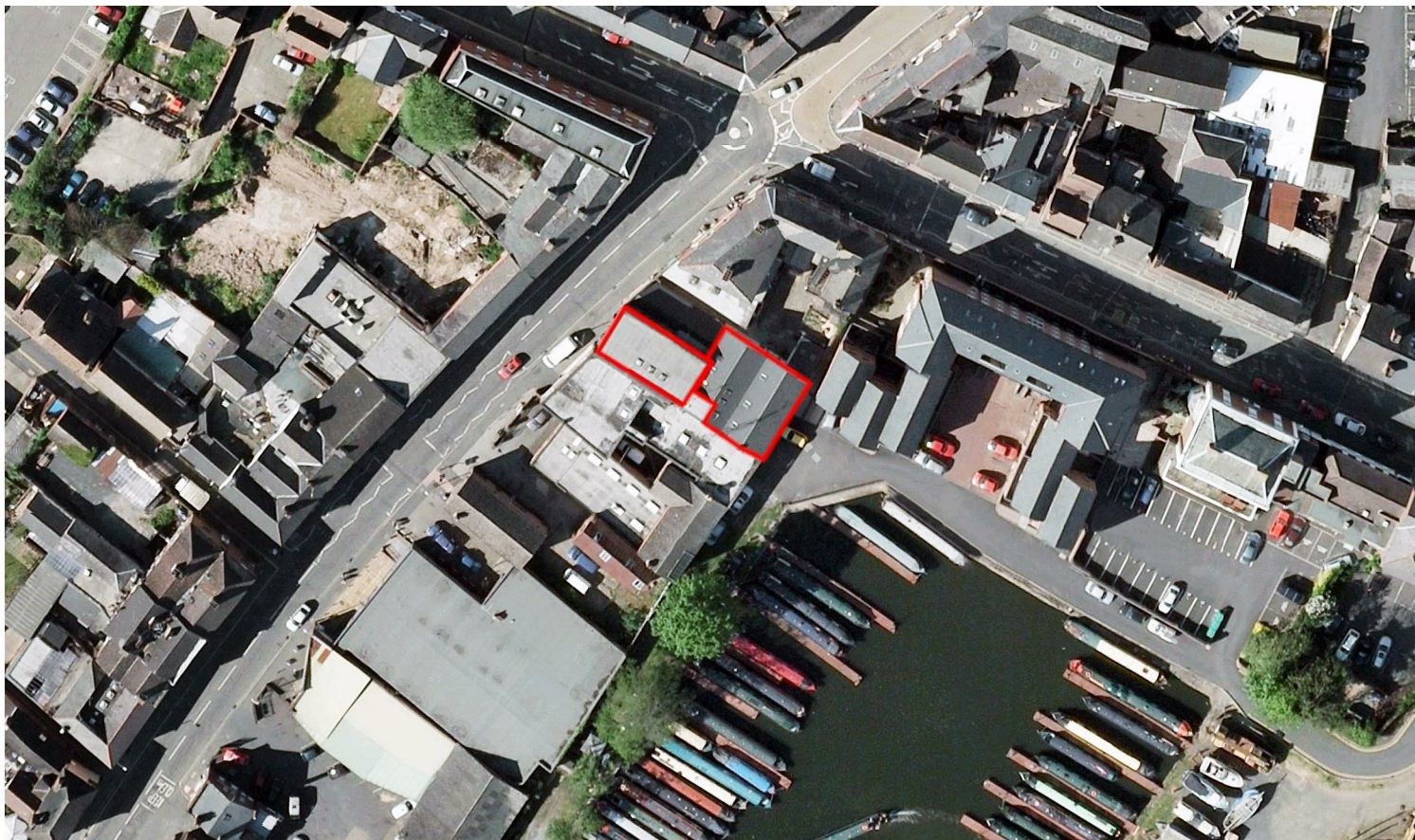
The current schedule is listed below. All apartments are let on Assured Shorthold Tenancies.

Flat B. Ground Floor. One Bedroom.  
£410 pcm. EPC tbc  
Flat C. Ground Floor. Two Bedrooms.  
£400 pcm. EPC D

**Waterside View, 2A Bridge Street, Stourport on Severn, Worcestershire, DY13 8XD**  
**Offers in excess of £550,000**

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Flat D. Ground Floor. One Bedroom.  
£410 pcm. EPC tbc  
Flat E. First Floor. One Bedroom.  
£400 pcm. EPC E  
Flat F. First Floor. One Bedroom.  
£400 pcm. EPC E  
Flat G. First Floor. One Bedroom.  
£290 pcm. EPC E  
Flat H. First Floor . One Bedroom.  
£285 pcm. EPC tbc  
Flat J. First Floor. Two Bedrooms.  
£470 pcm. EPC D  
Flat K. First Floor. Two Bedrooms.  
£400 pcm. EPC E

Individual measurements for rooms have not been taken, however the individual Energy Performance Certificates will confirm the floor area of each unit.

## Directions

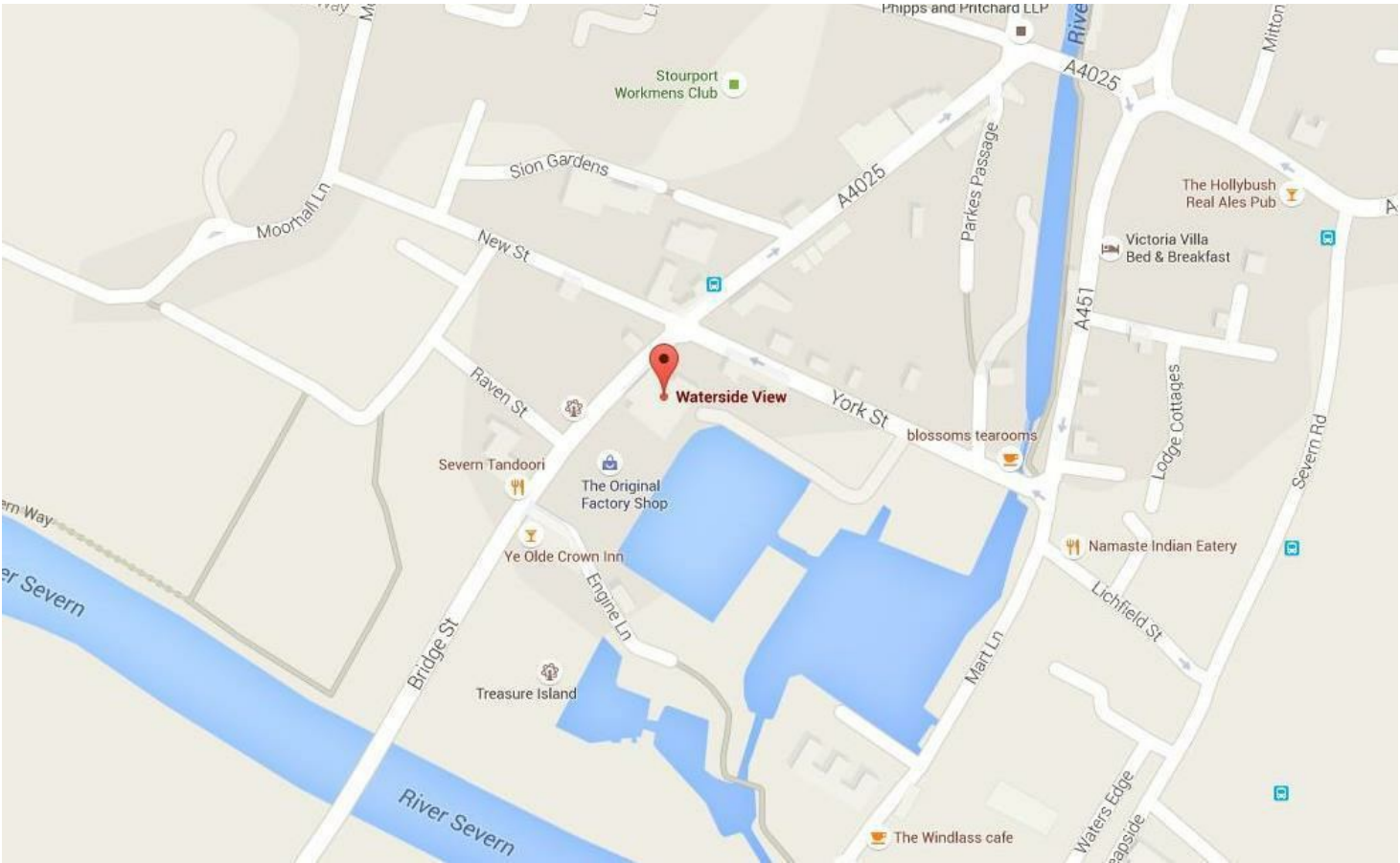
From the mini-roundabout at the junction of York Street and High Street turn left and walk towards the river bridge. After 20 yards you will see a white door on your left, between the Relish Cafe and Sunny Spells tanning salon. Through the door, Waterside Views will then be found on your right.

## General Information

All measurements are approximate.  
We have not tested any appliances/services/equipment referred to, and do not imply that these are in full and efficient working order.

Dimensions

Please see separate  
Energy Performance  
Certificate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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