

FOR SALE OR TO LET



FREEHOLD PREMISES - GROUND AND FIRST FLOOR 47 FRIAR STREET, WORCESTER, WR1 2NA



LOCATION

The premises are situated in Friar Street which is a very attractive street in the centre of Worcester. Friar Street is home to many independent retailers, coffee shops and restaurants.

The property is located close to the junction with the Main A44, directly opposite Ye Olde Talbot public house and close to **Vue Cinema & Nandos**.

ACCOMMODATION

The premises comprise a Freehold Grade 2 listed building.

The **Ground Floor** comprises a vacant unit, formerly occupied by **Infinity Beauty** having a Net Ground Floor Area of 620 sq ft / 57 sq m with a very attractive garden to the rear.

At **First Floor** there is a self-contained flat comprising:

Bedroom One – 330 sq ft / 31sq m
Bedroom Two 110 sq ft / 10 sq m
Lounge 190 sq ft / 18 sqm
Shower Room/WC

The flat is currently let and produces an income of **£525 pcm**. The tenant has occupied the flat since January 2020 at the same rental.

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

PRICE

The owners will sell the Freehold interest of the whole premises at **£295,000**.

LEASE -GROUND FLOOR ONLY

The ground floor property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL -GROUND FLOOR ONLY

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is:

Ground Floor - Rateable Value: £8,100

Flat – Council Tax Band B

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

Shop – 58 (Band C)

Flat – 56 (Band D)

Copies of the certificates are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the purchase price, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video – <https://youtu.be/uCxHXIVsH6Q>

Internal Video - <https://youtu.be/bXnNDZ5Pbjc>

VIEWING

By arrangement with AMT Commercial on 01527 821 111