

FOR SALE

FREEHOLD INVESTMENT - TWO SHOPS AND ONE LARGE FLAT 40 BRIDGE STREET, PERSHORE, WR10 1AT



LOCATION

Pershore is situated on the river Avon, approximately 10 miles from Worcester and 6 miles from Evesham. It is a picturesque Market Town famed for its Georgian Architecture. The Town Centre includes a mix of both large and independent retailers, cafes and coffee shops. Pershore can be reached direct by rail from London Paddington or via Worcester from Birmingham and the North. 40 Bridge Street is located virtually opposite the Star Inn and a few minutes' walk away from the main High Street.

DESCRIPTION

The investment comprises two small retail units together with a large self-contained flat.

Shop 1 – Former LT Nails

Ground Floor Area 236 sq ft / 22 sq m

Shop 2 – Ian Pugh Olde Books

Let to Mr Ian Pugh and operated as a Book Shop. Lease 7 years from 12th December 1987. The tenant has been holding over since expiry of the lease in 1994.

Rent - **£5472 per annum.**

Ground Floor Area 320 sq ft/30 sq m

Basement Area 285 sq ft / 26 sq m

Flat 1 - The Mews.

The flat has been occupied by the current tenants from 10th July 2015.

Rent - **£8,340 per annum.**

The flat comprises a Total Net Floor Area (including the bathroom) of 945 sq ft/ 88 sq m

Ground Floor - Entrance and Utility Room

First Floor - 2 Bedrooms, Bathroom, Kitchen & Living Room.

Second Floor – 2 Bedrooms

PLEASE NOTE - The properties are **Grade 2** listed and located within a Conservation Area. For further information please click on the links - <https://rb.gy/f11ru> & <https://rb.gy/9yk54>

TENURE & PRICE

Freehold

Offers based on **£225,000** are invited.

RATING ASSESSMENT

We are advised that the rating assessment for the properties are as follows:

Shop 1 - Rateable Value: £3,250

Shop 2 - Rateable Value: £4,800

Mews Flat – COUNCIL TAX BAND - B

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

Shop 1 – 84 (Band D)

Shop 2 – 93 (Band D)

The Mews – 63 (Band D)

A copy 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.

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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