



38 Old Street, Upton-Upon-Severn, WR8 0HW

£100,000

An exciting opportunity to purchase a versatile town centre commercial property, including a commercial kitchen, and parking at the rear, in the heart of Upton upon Severn. The property which has previously been run as an external caterers to the rear, and a florists to the front is for sale following retirement. The versatile space which extends to over 980 square feet comprises; hallway (providing individual access to all parts from Old Street), glass fronted shop room, store room, cellar, cloakroom, 36 foot catering kitchen to the rear including a walk in cold store. Further benefits include a parking space to the rear, and potential for conversion for other commercial or residential subject to planning. No onward chain.



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ENTRANCE HALLWAY

Accessed from Old Street via a wooden door, ceiling light point, door to rear hallway, part glazed door to:

SHOP ROOM ONE 12'9" x 11'8" (3.91m x 3.56m)

Front aspect glazed window, four ceiling light points, three wall light points, wall mounted night storage heater, wood effect flooring, door to Inner Hall, steps down to cellar. Ideal showroom for any occupying business.

CELLAR 15'2" x 12'4" max (4.63m x 3.76m max)

Ceiling light point, power points, shelving. Provides useful storage for the shop

INNER HALL

Three ceiling light points, stairs to apartments, blue brick floor, door to:

SHOP ROOM TWO/OFFICE/STORE ROOM 10'0" x 9'4" + recess (3.07m x 2.86m + recess)

Ceiling light point, night storage heater, provides great space for an office or further storage, door to:

INNER HALL

Wall light point, shelving, door to catering kitchen, door to:

CLOAKROOM

Ceiling light point, wash hand basin with electric water heater over. Providing bathroom facilities for both sides of the premises, ideal if any part is to be sublet.

CATERING KITCHEN INC COLD STORE 36'8" x 10'1" (11.20m x 3.08m)

Three side aspect obscure glass windows, four ceiling light points, large open plan room, currently set up as a catering kitchen, contents available by separate negotiation if required, or can be cleared if required. Plumbing, built in storage cupboard with hot water tank, built in cold storage unit (1.89m x 1.70m)

SIDE PASSAGE

Allows access through from Old Street to Backfields Lane with doors at both ends, blue brick floor.

PARKING

One space opposite the entrance to the catering unit on Backfields Lane marked with a sign.



TITLE

The title to the property is freehold. There are two apartments above the commercial element which are leasehold, and the leaseholders are responsible for a share of the cost for the maintenance of the external fabric building. The property was reroofed in 2024.

DIRECTIONS

From the Allan Morris office in Upton upon Severn office come out of the office, turn right and the property is a short distance away on the right hand side.





TENURE: We understand the property to be freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the rates are at £0 - There has been no business rates since 2012.

ENERGY PERFORMANCE RATINGS: Current B47

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

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