

Andrew Grant
PRESTIGE & COUNTRY



9-13 Bridge Street
Worcester, WR1 3NJ



9-13 Bridge Street

Bridge Street, Worcester, WR1 3NJ

25 Apartments

“Prime Worcester City investment opportunity consisting of 25 apartments in a historic Grade II listed buildings with strong rental income potential...”

Scott Richardson Brown CEO



- The property consists of 25 apartments within four adjoining historic buildings, currently generating a total rental income of £155,000 per annum.
- Most apartments are already occupied by market rent tenants, ensuring immediate rental income.
- The historic buildings are Grade II listed and exempt from EPC rating requirements for rentals.
- Located in central Worcester, the property offers unparalleled access to shops, restaurants and cultural attractions.
- Situated next to Worcester College and within a short walk of Worcester University's main campus, making it ideal for students.

Freehold

This exceptional investment opportunity in the vibrant heart of Worcester with this unique portfolio of 25 apartments, spread across four adjoining Grade II listed buildings. This distinctive property promises a robust rental income from day one, thanks to the majority of the apartments being occupied by market rent tenants. The buildings' historical significance, recognised by their Grade II listing, adds a layer of charm and character, further enhancing their appeal. Importantly, the buildings are exempt from EPC rating requirements for rentals, which simplifies management and compliance.

The property offers a mix of bedsits and one-bedroom units, catering to varied rental needs and ensuring broad market appeal. Its central location on Bridge Street positions it advantageously within Worcester's city centre, providing residents with immediate access to a wealth of local amenities, including shops, restaurants and cultural attractions. The excellent transport links, with nearby train stations and major road networks, offer tenants unparalleled convenience.





Furthermore, the proximity to Worcester College, Worcester University's main campus and the library makes this property particularly attractive to students and university staff. The short walk to campus facilities and the vibrant city centre living experience provide a compelling draw for this key demographic.

Investing in this property means more than acquiring a rental asset; it's about securing a foothold in a thriving market with high demand for quality rental accommodation. The blend of historic charm and modern convenience, combined with the substantial rental income potential, makes this an opportunity not to be missed.

No.	Flat	Position	Type	Sq m	Rental pcm
10	1	Basement	One bedroom	64	£596.37
	2	Ground floor	One bedroom	50	£550.99
	3	Ground floor	Bedsit	37	£518.57
	4	1st floor	Bedsit	33	£550.99
	5	1st floor	Bedsit	32	£518.57
	6	1st floor	Bedsit	25	£504.94
	7	2nd floor	Bedsit	35	£501.53
	8	2nd floor	Bedsit	-	£466.76
	9	2nd floor	Bedsit	25	£512.09
	10	3rd floor	One bedroom	31	£518.57
	11	3rd floor	One bedroom	42	£443.43
11	1	Basement	One bedroom	39	£524.99
	2	2nd floor	Bedsit	31	£518.57
	3	1st floor	One bedroom	39	£555.14
	4	2nd floor	One bedroom	39	£540.56
	5	3rd floor	One bedroom	-	£550.99
12	1	Basement	Bedsit	30	£504.94
	2	Ground floor	Bedsit	37	£501.53
	3	1st floor	One bedroom	45	£532.87
	4	2nd floor	One bedroom	41	£518.57
	5	3rd floor	Bedsit	37	£550.99
13	1	Ground floor	One bedroom	-	£395.42
	2	1st floor	One bedroom	37	£518.57
	3	2nd floor	One bedroom	37	£518.57
	4	3rd floor	One bedroom	27	£518.57

Location

Worcester's city centre offers a dynamic living experience with a diverse range of amenities right on the doorstep. Residents will enjoy easy access to a variety of shops, from high street favourites to unique boutiques, as well as a wide array of restaurants and cultural attractions. The property's prime location provides excellent connectivity to transport links, including Foregate Street and Shrub Hill train stations, making commuting effortless. The presence of educational institutions like Worcester College and the University of Worcester adds to the area's appeal, particularly for students and academic professionals seeking convenience and vibrant city living. With its rich history and modern amenities, Worcester is a desirable and engaging place to call home.

Services

The property benefits from mains gas, electricity and water and drainage.

Council Tax

Each property is rated under **Band A**



