

G HERBERT BANKS

EST. 1898

WELL MAINTAINED INVESTMENT PROPERTY



13 & 13a Lombard Street, Stourport on Severn DY13 8DP

- Town Centre investment property
- Vacant Retail Shop with let duplex flat above.
- Refurbished to a good standard
- Busy street frontage, adjacent to Co-Op foodstore and car park

FOR SALE BY PRIVATE TREATY

OFFERS IN EXCESS OF: £150,000

Viewing: By appointment with the selling agents – 01299 896 968
Please ask for Nick Jethwa MRICS



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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13 & 13a Lombard Street, Stourport on Severn DY13 8DP

Bewdley 4 ½ * Kidderminster 4 ½ * Junction 6 M5 at Worcester 12 ½ * Birmingham 31 ½
Approximate distance in miles

Location

The property 13 & 13a is located on Lombard Street, within the Town Centre of Stourport on Severn. This area has a busy footfall and is adjacent to the Co-Operative food store, car park and other local traders. There is on street car parking along Lombard Street, together with pay and display parking areas on Lickhill Road and Vale Road.

Stourport on Severn benefits from shopping, leisure and education amenities. There are greater facilities in adjoining Kidderminster and also the cathedral cities of Worcester and Birmingham. Access to the national motorway network is via the M42 and M5.

The Wyre Forest is a major tourist destination, including the West Midlands Safari Park, Severn Valley Heritage Railway and Arley Arboretum. Stourport on Severn is renowned for its Canal network which opened in 1771 with five canal basins and canals, which provide plentiful outdoor opportunities.

Description

This is a three storey mid terrace property with retail frontage directly onto Lombard Street. There is pedestrian access to the rear of the property, which leads to the rear lobby serving both the shop and two storey apartment above.

The shop has a front retail area, with inset doorway off Lombard Street. This leads into the rear studio/office, with fitted sink and door to the rear lobby. There is staircase leading to the cellar accommodation below, which does have a low ceiling height of 1.44m.

Front Retail Area 19.77m² (212.73ft²)

Rear Studio/Office 6.02m² (64.78ft²)

Cellar 10.5m² (112.98ft²)

The Apartment is accessed via the rear Lobby with stairs leading to the first floor. There is an attractive and well laid out kitchen, with built in oven, electric hob, extractor fan and plumbing for an automatic washing machine. The bathroom comprises a panelled bath with overhead shower, basin and W.C. All being of a good standard. An airing cupboard contains the Ideal gas fired boiler. The front Living Room has stairs off to the Second floor Bedroom.

The property has undergone refurbishment with works to include recovering the roof, replacement upvc windows to apartment, fire proofing, integrated fire alarm, new boiler, fixed wire electrical testing and works to the cellar. The works have been certified for building

regulation control, with other individual guarantees available.

Tenure & Possession

The property is Freehold. The shop will be available with vacant possession and the apartment will be subject to a residential tenancy, which is holding over on a periodic basis.

Energy Performance Certificate

Retail Premises – rating E

Residential Apartment- rating of D

VAT

We are advised that the property will not be subject to VAT

Rating Assessment

The current rateable value of the shop is £4,050. This will qualify for small business rates relief.

Services

We are advised that mains electricity, water, gas and drainage are available to the apartment. The shop has mains electricity, water and drainage.

Viewing

Strictly by prior arrangement with the sole Agents.

Contacts:

Nick Jethwa

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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed

AGENT'S NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman. Sales particulars produced in April 2023.

The Shop



Ground Floor Retail Space

The Apartment



Apartment Kitchen



Second Floor Bedroom



Bathroom