

44 High Street, Bidford-on-Avon,  
Alcester, B50 4AA

### FOR SALE

GRADE II LISTED  
HIGH STREET RETAIL UNIT AND DUPLEX APARTMENT

- \* Net Retail Area 275 sq.ft. (25.59 sq.m.)
- \* Duplex Apartment Gross Internal Area 747 sq.ft. (69.38 sq.m.)
- \* Fully Let with anticipated rental growth
- \* Prime Investment Opportunity in the centre of the village

Offers In The Region Of £169,950



## LOCATION

The property is located on the High Street in Bidford on Avon, a pretty village recorded in the Domesday Book. The village has a population of approximately 5,000 and is situated on the River Avon with pleasant recreational meadows.

Stratford 7.5 miles, Evesham 6 miles, Warwick 20 miles, Birmingham 25 miles. There is a mainline Railway Station at Evesham with direct lines to Oxford and London.

## DESCRIPTION

The property provides a well-appointed retail unit, currently let as a barbers shop, comprising a front retail area, kitchen and WC, and accessed directly off the High Street. There is a duplex apartment with separate entrance to the rear of the property, which is in need of some modernisation, and currently let on a periodic Assured Shorthold Tenancy.

The retail unit has plug-in electric heating and the apartment has a gas central heating system.

## ACCOMMODATION

### RETAIL UNIT - GROUND FLOOR

Front Retail Area - 23.10 sq.m. (249 sq.ft.)

Kitchen - 2.49 sq.m. (27 sq.ft.)

WC

Total Net Internal Floor Area - 25.59 sq.m. (275 sq.ft.)

### DUPLEX APARTMENT

Ground Floor

Entrance Hall - 2.33m x 0.90m (7'8" x 2'11")

Shower Room - 1.94m x 1.45m (6'4" x 4'9")

Kitchen - 2.03m x 2.87m (6'8" x 9'5")

Sitting Room - 4.96m x 3.21m (16'3" x 10'6")

## DISCLAIMER

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## First Floor

Landing/Study - 3.11m x 3.87m (10'3" x 12'8")

Bedroom One - 4.29m x 4.21m (14'1" x 13'10")

Bedroom Two - 3.46m x 3.65m (11'4" x 12'0")

Gross Internal Floor Area - 69.38 sq.m. (747 sq.ft.)

## TERMS

The property is to be sold freehold.

## INCOME

The shop is held on a lease for a term of six years from the 28th September 2018 at a current rent of £5,000 per annum. The apartment is let on a periodic Assured Shorthold Tenancy at a rent of £6,900 per annum.

## SERVICES

All mains services are understood to be connected to the property.

## REAR RIGHT OF WAY

The duplex apartment benefits from a vehicular and pedestrian right of access.

## RATEABLE VALUE

The current rateable value is understood to be £3,650.

The flat is understood to be in Council Tax Band C (Stratford on Avon Local Authority).

## VAT

All prices and rents are quoted exclusive of VAT, which will be payable in addition.

## EPC

The current EPC rating for the flat is TBC.

## VIEWING

Strictly by appointment with the sole Selling Agents:

Peter Clarke & Co  
01789 415444 (option 5)

