



5,  
New Street, Upton upon Severn,  
WR8 0HP

- **MIXED USE GRADE II LISTED BUILDING FOR SALE**
- **LOCATED IN THE PICTURESQUE TOWN OF UPTON UPON SEVERN**
- **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE OPPORTUNITY AVAILABLE**
- **GUIDE PRICE: £225,000**

Ledbury Office

**01531 634648**

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
RETAIL PREMISES	with double fronted display windows, and centrally positioned door providing access to the shop and flat. The retail premises include: Retail Area; Storage Area with WC; and Kichenette with boiler for the flat	579 Sq Ft (53.79 Sq M)	
FLAT	accessed via the shop, with kitchen, dining area (with access to roof area) and sitting room to first floor, with two bedrooms and bathroom to first floor (restricted head height in places)	842 Sq Ft (78.22 Sq M)	
TOTAL		1,421 Sq Ft	£225,000

### Location

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

### Description

The property, which is a grade II listed building, is situated on New Street, located centrally in Upton upon Severn. The building comprises cellar, ground floor retail premises with ancillary space, which leads to a two-bedroomed flat with kitchen, bathroom, dining area and sitting room. The retail premises benefit from a double fronted window with pedestrian door centrally located providing convenient access.



### Tenure

TENURE- The property is for sale, subject to legal verification, on a freehold basis subject to vacant possession.

GUIDE PRICE - £225,000.

### Business Rates

The Council Tax Band for the Flat is Band A. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £6,400

### Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

### Agent Notes & Planning

PLANNING - Interested Parties are advised to enquiry with the local planning authority to check that their proposed use is suitable.

EPC RATING - TBC

### Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### Directions

From the Agent's Upton upon Severn Office, turn left into the High Street, and immediately right into New Street. The property can be found after a short distance indicated by the Agent's for sale sign.

POST CODE - WR8 0HP

WHAT3WORDS - ///buggy.they.ledge

### General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:  
John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.