

AVAILABLE FOR SALE

JESMOND HOUSE, MARKET STREET, TENBURY WELLS WR15 8BQ

MIXED USE INVESTMENT OPPORTUNITY



- Fully-Let Residential and Commercial Investment Property For Sale
- 3 x 2-bedroom apartments, 1 x 1-bedroom apartment, 1 x studio apartment and 1 x commercial unit
- Town centre location in Tenbury Wells, Worcestershire
- Gross Income of £43,060 per annum
- Guide Price: £400,000



3-7 New Street Ledbury, HR8 2DX
01531 634648 (Option 3)
Commercial@johngoodwin.co.uk



LOCATION

The property is located on Market Street, in the centre of Tenbury Wells, Worcestershire. Tenbury Wells is a small market town and civil parish in the north-western extremity of the Malvern Hills District of Worcestershire, located approximately 10 miles south-east of Ludlow and approximately 20 miles west of Kidderminster. The property is situated opposite Market Street's junction with Teme Street in the centre of the town and is within close walking distance of Tenbury Wells main shopping streets and amenities. The property is located within a conservation area.

DESCRIPTION

The property comprises a mid terrace building set out over basement, ground, first and second floors. The five residential apartments are set out over first and second floors with a commercial unit, currently occupied by Unwined Bar & Bistro, fully refurbished by the tenant in 2020, laid out over ground floor. Lease expiry 10 December 2030. The property also has a cellar/basement. However, access to the basement has been sealed off by the occupying commercial tenant.

ACCOMMODATION

Accommodation	Size (sq ft)	Size (sq m)	Floor	EPC
Cellar	Unmeasured*	Unmeasured*	Basement	N/A
Commercial	1,536	142.7	Ground	B(35)
Apartment 1	Studio Apartment		First	D(61)
Apartment 2	2 Bedroom Apartment		First	D(60)
Apartment 3	1 Bedroom Apartment		First	D(62)
Apartment 4	2 Bedroom Apartment		Second	C(70)
Apartment 5	2 Bedroom Apartment		Second	C(70)

*Note: The cellar has not been measured nor inspected in the preparation of these sales particulars.



BUSINESS RATES

The property requires reassessment for Business Rates. 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.

SERVICES, PLANNING, EPC

Services - We understand mains electricity, water and drainage are connected to the property. A gas supply is understood to be capped off in the basement of 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.

Planning - Interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

Flooding - Tenbury Wells has experienced annual flooding since 2023.

EPC - Please refer to accommodation table.

SALES DETAILS

Tenure - Freehold, subject to ongoing occupational tenancies and subject to legal verification. For occupational lease details please enquire with the selling agents. Guide Price £400,000.

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

POST CODE: WR15 8BQ / WHAT3WORDS: ///boats.poem.eyeliner

CONTACT

JOHN GOODWIN COMMERCIAL DEPARTMENT

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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 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 formally verified and therefore prospective tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.