FOR SALE









45 Foregate Street, Worcester, WR1 1EE

£500,000

MARTIN&CO







45 Foregate Street
Worcester,
WR1 1EE

Ground floor shop & offices with a basement
Two 3 bedroom apartments
One 1 bedroom apartment

£500,000

- Investment Opportunity
- £46,640 (9.32%) Annual Return
- Freehold Property
- Mixed Use Premises
- Three Apartments & Commercial Unit
- Accommodation over four floors
- Tastefully converted residential flats
- Generous Office Space
- Off Road Parking
- Central City Location

*** INVESTMENT OPPORTUNITY ***
*** FREEHOLD TENURE ***
This substantial mixed use property comprises: a ground floor shop and offices of approximately 1,290sqft plus a basement of approximately 860sqft; three self-contained apartments, two at 1,290sqft with three bedrooms and one at 530sqft with one double bedroom.. All units are currently tenanted and the premises currently generates an annual income of £46,640 per annum, providing a return of 9.32% at £500,000.

The property is locater in the heart of Worcester City Centre, just a short walk to Foregate Street Railway Station. The building further benefits from off road parking accessed from Farrier Street to the rear.

GROUND FLOOR & BASEMENT

SHOP & OFFICES Providing total accommodation of approximately 1,290sqft, comprising: a large air conditioned shop/office with high street access and window; rear hallway and access; ladies and gents toilets; kitchen; and two offices.

The premises have gas-fired central heating and car parking to the rear.
EPC band C
Business rates valuation £13,000

BASEMENT
The basement amounts to approximately 860sqft.









FIRST FLOOR

FLAT 1, 45A FOREGATE STREET A spacious self-contained apartment of approximately 1,290sqft, comprising: a hall; lounge; fitted kitchen & dining room; rear hallway; large bathroom; utility room; store room; and three bedrooms.

The flat has gas-fired central heating and a fire escape to the rear.
EPC band B
Council tax band C

SECOND FLOOR

FLAT 2, 45A FOREGATE STREET A spacious self-contained apartment of approximately 1,290sqft, comprising: a hall; lounge; fitted kitchen & dining room; rear hallway; large bathroom; utility room; store room; and three bedrooms.

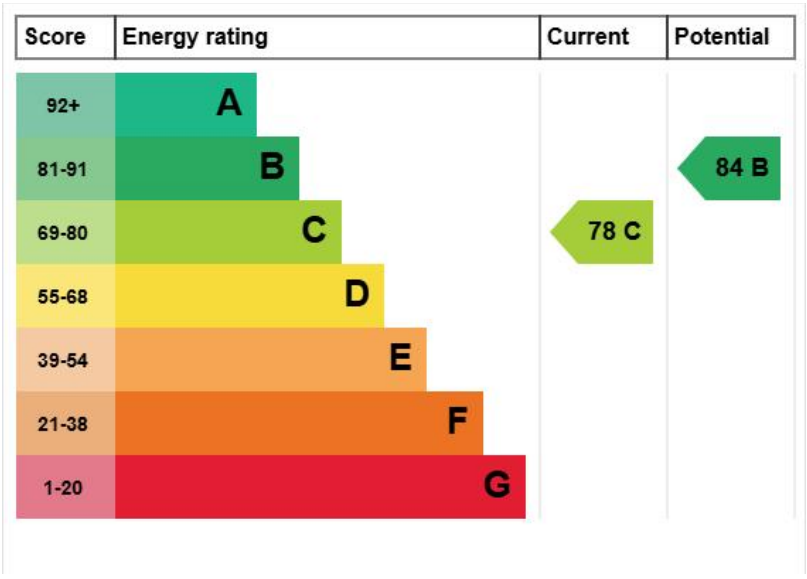
The flat has gas-fired central heating and a fire escape to the rear.
EPC band C
Council tax band C

THIRD FLOOR

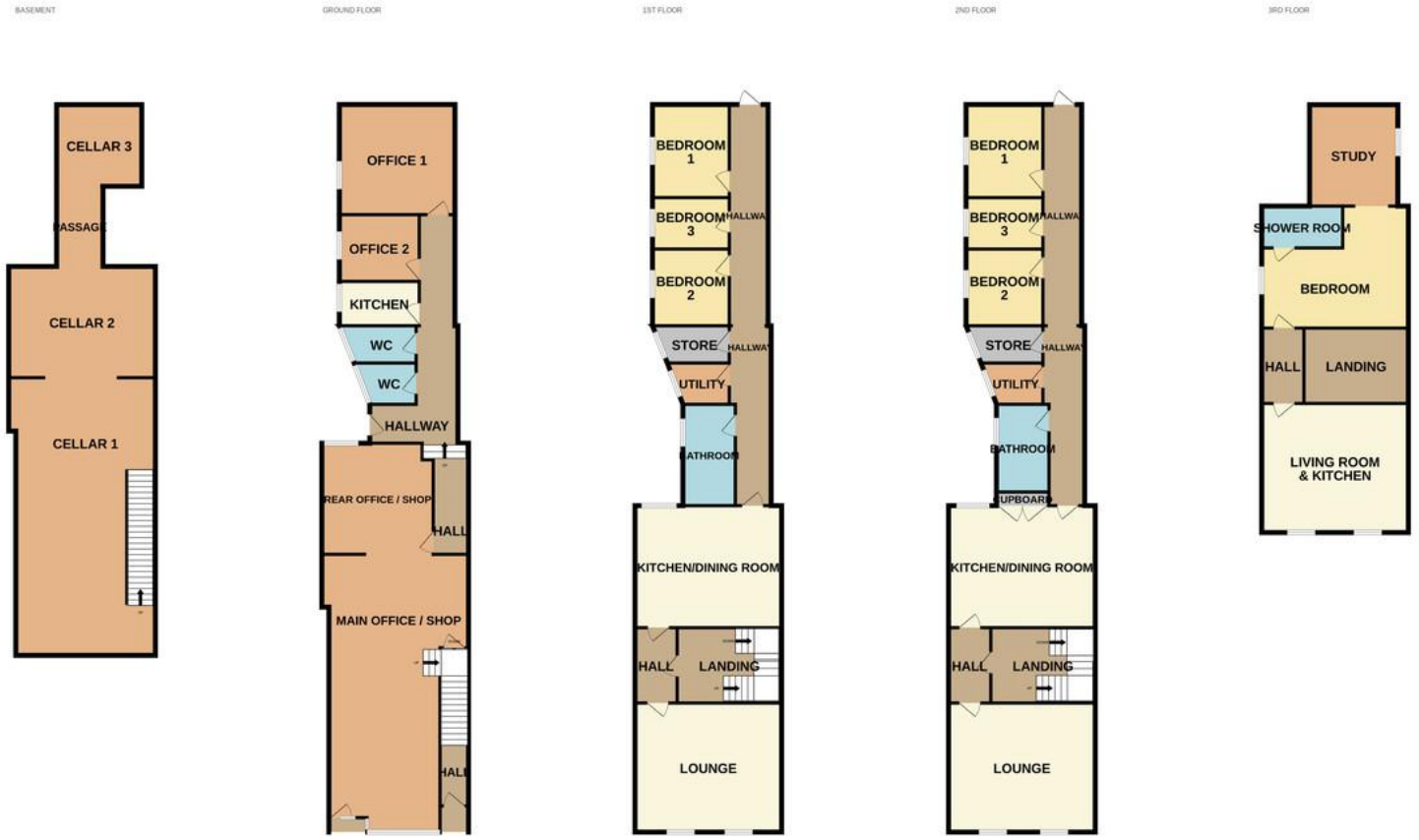
FLAT 3, 45A FOREGATE STREET This top floor apartment offers accommodation of approximately 530sqft, comprising: a hall; open-plan living room and kitchen; double bedroom; shower room; and a study/dressing room.

The flat has electric heating.
EPC band D
Council tax band A









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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman