



Andrew Grant
PRESTIGE & COUNTRY

9 - 13 Bridge Street

Worcester, WR1 3NJ



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25 Apartments Unconditional Auction

Bids starting from £1,000,000

“Prime Worcester City investment opportunity consisting of 25 flats in a historic Grade II listed buildings with strong rental income potential...”

Scott Richardson Brown CEO



- Portfolio of 25 self-contained flats arranged across four adjoining historic buildings. Currently producing approximately £155,000 per annum in rental income.
- Majority let to market rent tenants, providing immediate income from completion.
- Located in central Worcester, the property offers unparalleled access to shops, restaurants and cultural attractions.
- Situated next to Worcester College and within a short walk of Worcester University's main campus, making it ideal for students.

Freehold



Auction Information

For Sale by Online Auction

The property is being sold by unconditional online auction. On the fall of the electronic gavel, contracts are exchanged immediately and the successful bidder becomes legally bound to purchase the property.

Bidding opens at 12:00 noon on 25th June 2026 and closes from 12:00 noon on 24th July 2026, subject to the auction extension period.

Buyer Registration & Deposit

Prospective bidders must register in advance, complete AML checks and transfer a deposit equal to 10% of the starting price (£100,000) to Andrew Grant's client account before being approved to bid. The successful bidder must top this up to 10% of the final purchase price within 24 hours.

Buyer's Premium

A buyer's premium of 2.5% plus VAT of the final purchase price is payable to Andrew Grant within 24 hours of an offer being accepted.

Completion

Completion is required within 28 business days of the contract date.

Legal Pack

The legal pack is available to download prior to bidding. Prospective purchasers are strongly advised to review the legal documentation and seek independent legal advice before bidding.

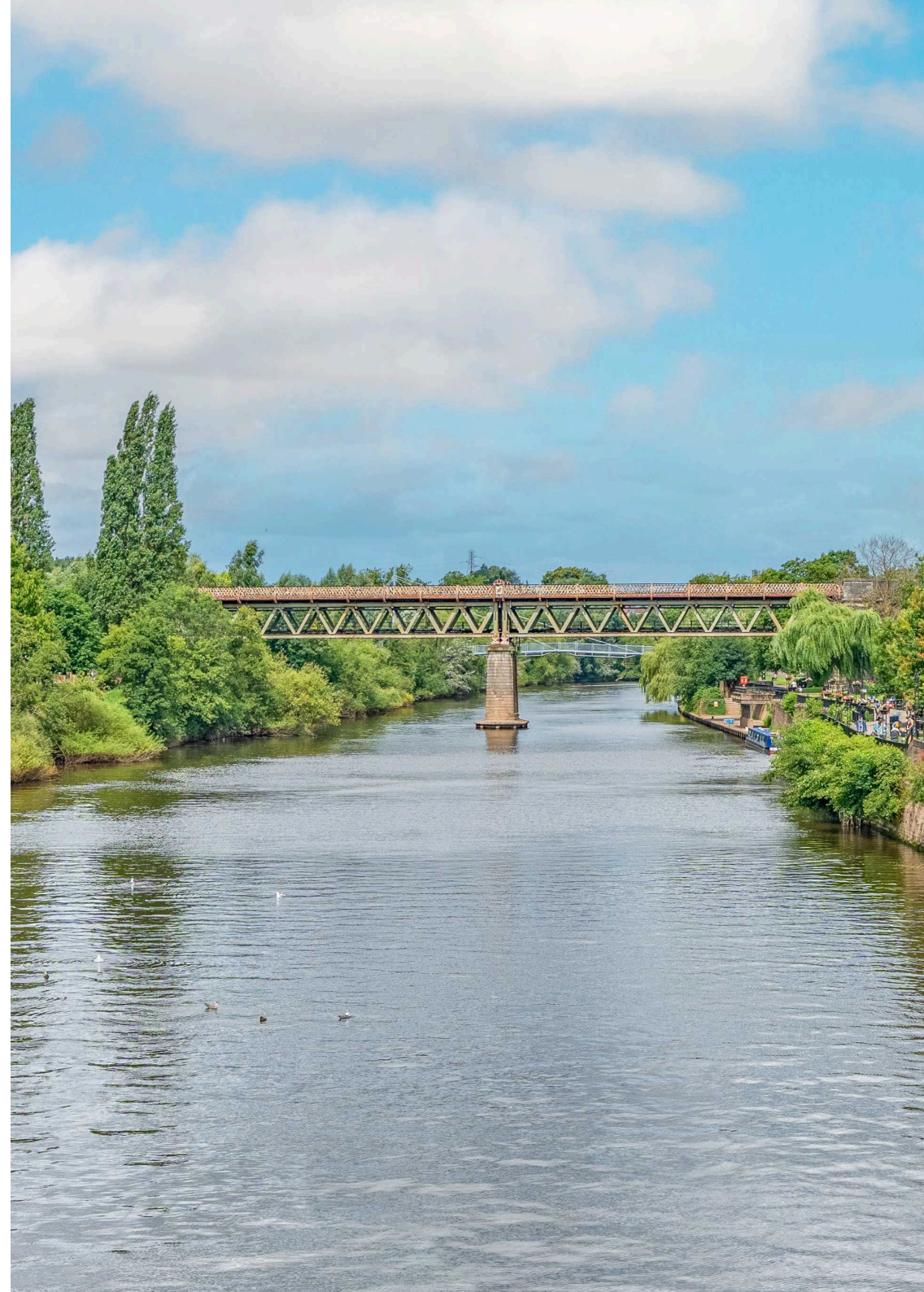
Reserve Price

The property is being sold subject to an undisclosed reserve price.

Anti-Sniping Extension

If a bid is placed within the final 60 seconds of the auction, the bidding period will automatically extend by a further 60 seconds. The auction will only close once a full 60-second period has elapsed without any further bids.

Additional costs may apply. Please refer to the legal pack, special conditions of sale and auction terms and conditions for full details.



This exceptional investment opportunity in the vibrant heart of Worcester with this unique portfolio of 25 flats, spread across four adjoining Grade II listed buildings. This distinctive property promises a robust rental income from day one, thanks to the majority of the flats being occupied by market rent tenants. The buildings' historical significance, recognised by their Grade II listing, adds a layer of charm and character, further enhancing their appeal. Importantly, the buildings are exempt from EPC rating requirements for rentals, which simplifies management and compliance.

The property offers a mix of bedsits and one-bedroom units, catering to varied rental needs and ensuring broad market appeal. Its central location on Bridge Street positions it advantageously within Worcester's city centre, providing residents with immediate access to a wealth of local amenities, including shops, restaurants and cultural attractions. The excellent transport links, with nearby train stations and major road networks, offer tenants unparalleled convenience.





Furthermore, the proximity to Worcester College, Worcester University's main campus and the library makes this property particularly attractive to students and university staff. The short walk to campus facilities and the vibrant city centre living experience provide a compelling draw for this key demographic.

Investing in this property means more than acquiring a rental asset; it's about securing a foothold in a thriving market with high demand for quality rental accommodation. This is a rare chance to secure a sizeable city-centre asset combining historic character, strong occupancy and established income, offered to the market via auction with clear and defined timescales.

No.	Flat	Position	Type	Sq m	Rental pcm
10	1	Basement	One bedroom	64	£596.37
	2	Ground floor	One bedroom	50	£550.99
	3	Ground floor	Bedsit	37	£518.57
	4	1st floor	Bedsit	33	£550.99
	5	1st floor	Bedsit	32	£518.57
	6	1st floor	Bedsit	25	£504.94
	7	2nd floor	Bedsit	35	£501.53
	8	2nd floor	Bedsit	-	£466.76
	9	2nd floor	Bedsit	25	£512.09
	10	3rd floor	One bedroom	31	£518.57
	11	3rd floor	One bedroom	42	£443.43
11	1	Basement	One bedroom	39	£524.99
	2	2nd floor	Bedsit	31	£518.57
	3	1st floor	One bedroom	39	£555.14
	4	2nd floor	One bedroom	39	£540.56
	5	3rd floor	One bedroom	-	£550.99
12	1	Basement	Bedsit	30	£504.94
	2	Ground floor	Bedsit	37	£501.53
	3	1st floor	One bedroom	45	£532.87
	4	2nd floor	One bedroom	41	£518.57
	5	3rd floor	Bedsit	37	£550.99
13	1	Ground floor	One bedroom	-	£395.42
	2	1st floor	One bedroom	37	£518.57
	3	2nd floor	One bedroom	37	£518.57
	4	3rd floor	One bedroom	27	£518.57

Location

Worcester's city centre offers a dynamic living experience with a diverse range of amenities right on the doorstep. Residents will enjoy easy access to a variety of shops, from high street favourites to unique boutiques, as well as a wide array of restaurants and cultural attractions. The property's prime location provides excellent connectivity to transport links, including Foregate Street and Shrub Hill train stations, making commuting effortless. The presence of educational institutions like Worcester College and the University of Worcester adds to the area's appeal, particularly for students and academic professionals seeking convenience and vibrant city living. With its rich history and modern amenities, Worcester is a desirable and engaging place to call home.

Services

Mains gas, electricity, water and drainage.

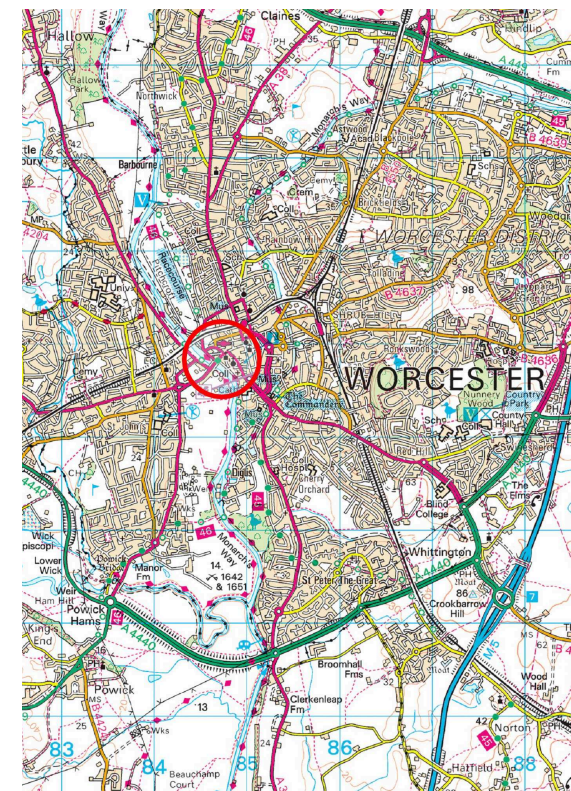
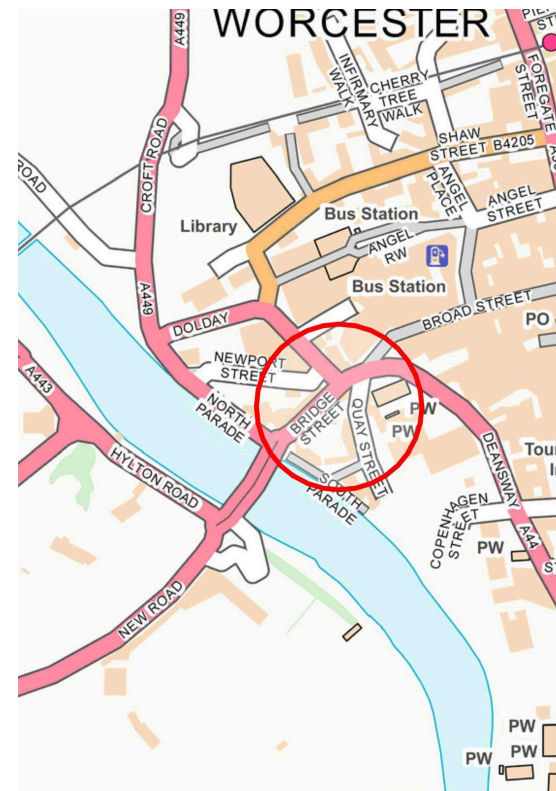
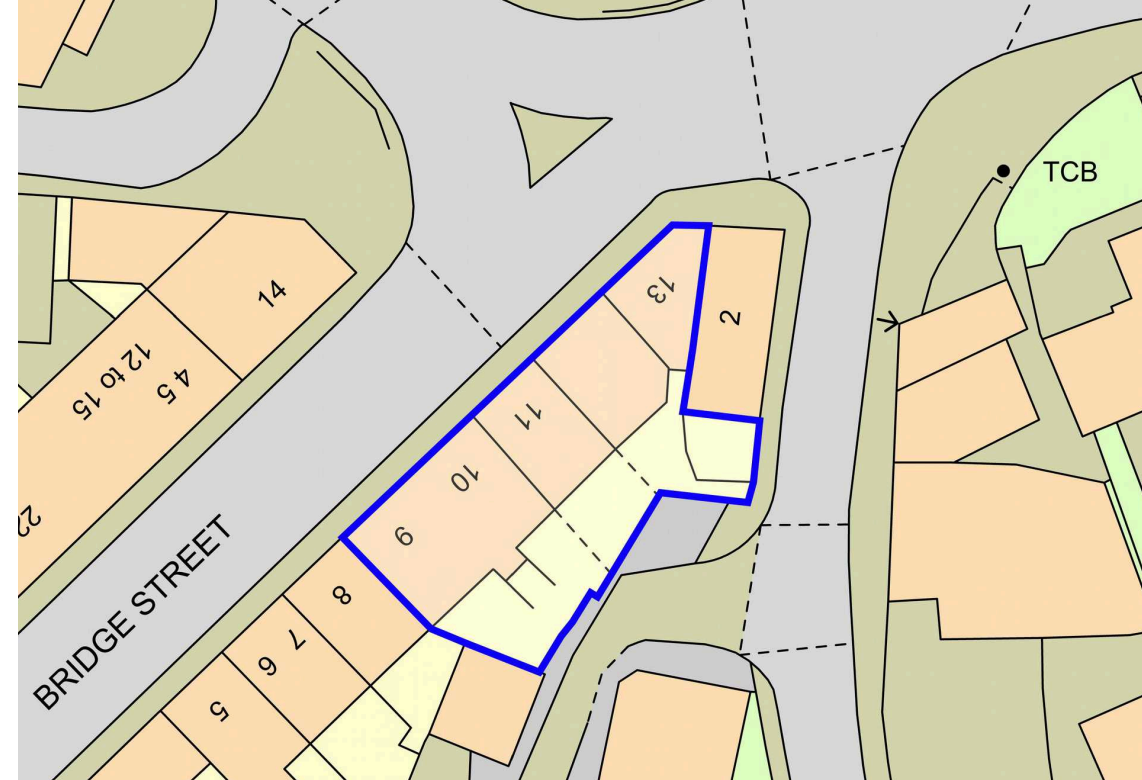
Broadband Speed: Ultrafast broadband available. Download speeds up to 330 Mbps and upload speeds up to 50 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

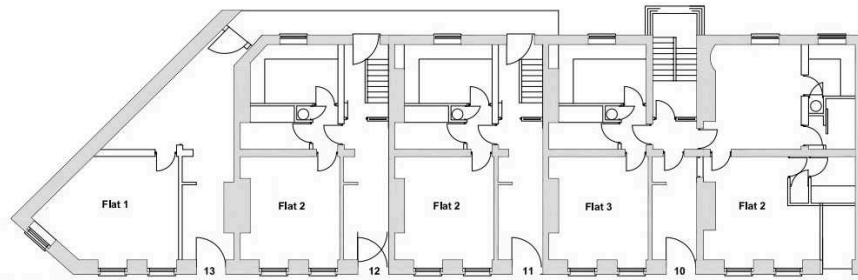
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at low risk for yearly chance of flooding and a medium risk for a yearly chance of flooding between 2036 and 2069 from the river and a very low risk from surface water flooding.

Council Tax

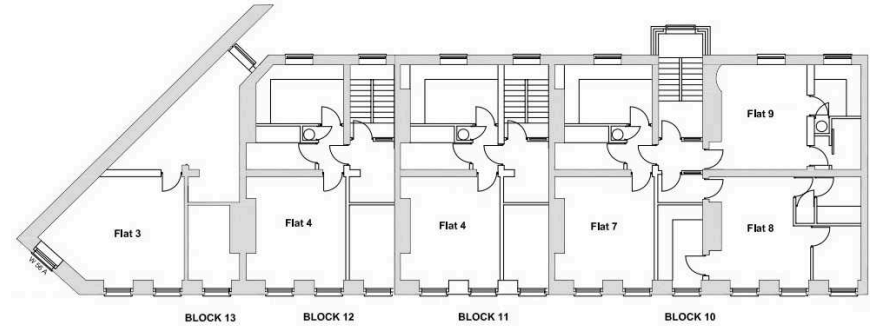
The Council Tax for each property is Band A.



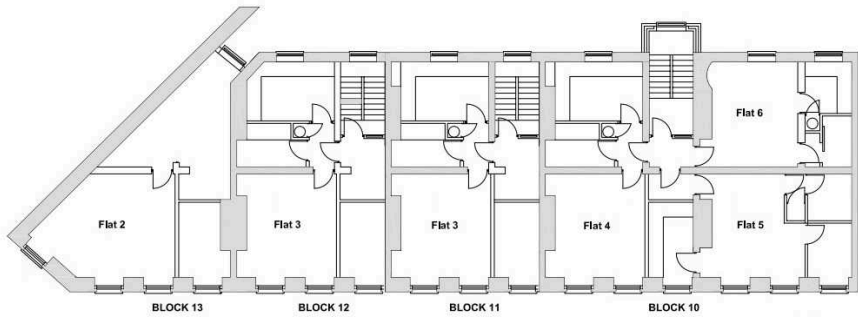
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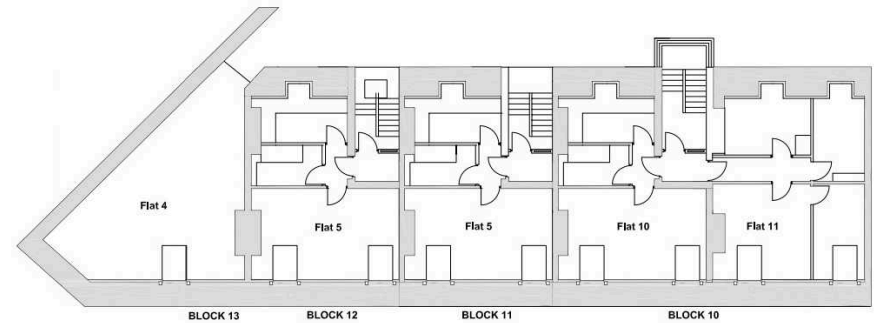
GROUND FLOOR



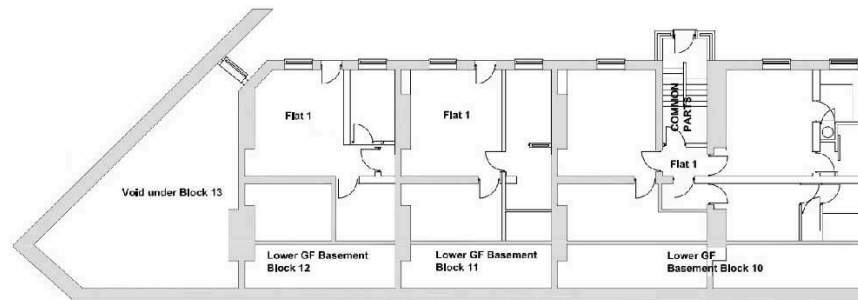
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



BASEMENT

Not to scale, for identification purposes only



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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