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10 Load Street
Bewdley,
DY12 2AF

Guide Price £250,000



A rare opportunity to acquire a freehold mixed-use property in a prime town centre position in the heart of Bewdley. This attractive Grade II listed building comprises a prominent retail unit fronting Load Street, currently let to Bewdley Blooms, together with a recently refurbished self-contained maisonette above, let to a tenant in situ. Currently A1/A2 Classification, enquiries for change of classification will be with Wyre Forest Council.

Beautifully situated within the Bewdley Conservation Area, the property benefits from its enviable location in this ever-popular riverside town, well known for its charm, character and thriving community. Bewdley offers an excellent range of amenities including independent shops, cafés, restaurants, traditional pubs, and the renowned Bewdley Museum, all just a short stroll away.















Ground Floor Commercial – A1/A2 Classification
The premises comprise a retail shop unit in a prime position on Load Street, offering an approximate net internal area of 336.31 sq ft (31 sq m). The shop includes steps down to a cellar storage area featuring a well and sump pump.

A first-floor stock room, kitchen, and WC are also provided, with access via a shared passageway leading to the rear of the property and an external staircase. The shop is let to Mrs C. Banks, trading as Bewdley Blooms, on a six-year lease from 1st December 2022, on internal repairing and insuring terms, producing a current rental income of £9,500 per annum.

Maisonette
Accessed via gate to the side of the business premises through courtyard with stairs up to the residents entry hall.

Residents Entry
A communal entry hall with door leading through to private entry.

Entrance Hall
With stairs leading to the second floor landing and door through into the bedroom.

Bedroom 12'9" max x 15'5" max (3.9 max x 4.7 max)
With two double glazing windows to front, central heating radiator and large storage cupboard.

Landing
With Velux skylight and doors leading to:

Living room 12'5" x 14'9" (3.8 x 4.5)
With two windows to front and storage heater.

Kitchen 8'2" x 9'6" (2.5 x 2.9)
With double glazing window to rear, storage heater and fitted wall and base units with worksurface over. There is a stainless steel sink with drainage, cooker with hob over and space and plumbing for white goods. There is also a large storage cupboard with hot water tank.

Shower Room
With storage heater, w.c., large vanity sink with storage and large corner shower cubicle.

AGENT NOTES
Business Rates – The current rateable value for the shop is £6,200. Interested parties are advised to contact Wyre Forest District Council to confirm the payable amount and eligibility for any relief.

Energy Performance Certificates – Shop: EPC Rating D, Maisonette: EPC Rating E

VAT – VAT will not be charged on the purchase price.

Services – Mains water, electricity, and drainage are connected.

Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax - New Homes
Maisonette Council tax band is B.

Money Laundering Regulations 2017
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referrals
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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