

**FOR SALE**

## FREEHOLD INVESTMENT - TWO SHOPS AND ONE LARGE FLAT 40 BRIDGE STREET, PERSHORE, WR10 1AT



### LOCATION

Pershore is situated on the river Avon, approximately 10 miles from Worcester and 6 miles from Evesham. It is a picturesque Market Town famed for its Georgian Architecture. The Town Centre includes a mix of both large and independent retailers, cafes and coffee shops. Pershore can be reached direct by rail from London Paddington or via Worcester from Birmingham and the North. 40 Bridge Street is located virtually opposite the Star Inn and a few minutes' walk away from the main High Street.

### DESCRIPTION

The investment comprises two small retail units together with a large self-contained flat.

#### Shop 1 – Former LT Nails

Ground Floor Area 236 sq ft / 22 sq m

#### Shop 2 – Ian Pugh Olde Books

Let to Mr Ian Pugh and operated as a Book Shop. Lease 7 years from 12th December 1987. The tenant has been holding over since expiry of the lease in 1994.

Rent - **£5472 per annum.**

Ground Floor Area 320 sq ft/30 sq m

Basement Area 285 sq ft / 26 sq m

#### Flat 1 - The Mews.

The flat has been occupied by the current tenants from 10th July 2015.

Rent - **£8,340 per annum.**

The flat comprises a Total Net Floor Area (including the bathroom) of 945 sq ft/ 88 sq m

Ground Floor - Entrance and Utility Room

First Floor - 2 Bedrooms, Bathroom, Kitchen & Living Room.

Second Floor – 2 Bedrooms

**PLEASE NOTE** - The properties are **Grade 2** listed and located within a Conservation Area. For further information please click on the links - <https://rb.gy/f11ru> & <https://rb.gy/9yk54>

### TENURE & PRICE

Freehold

Offers based on **£235,000** are invited.

### RATING ASSESSMENT

We are advised that the rating assessment for the properties are as follows:

**Shop 1 -Rateable Value: £3,250**

**Shop 2 - Rateable Value: £4,800**

**Mews Flat – COUNCIL TAX BAND - B**

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATES

Shop 1 – 84 (Band D)

Shop 2 – 93 (Band D)

The Mews – 63 (Band D)

A copy of the certificates are available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand that VAT is not payable on the purchase price, however, interested parties are advised to make their own enquiries.

### VIEWING

By arrangement with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.