

FOR SALE

FORMER RESTAURANT PREMISES 50-50a FRIAR STREET, WORCESTER, WR1 2NA A RARE OPPORTUNITY TO PURCHASE FREEHOLD PREMISES



LOCATION

The premises are located in Friar Street within the heart of Worcester City Centre and is home to many independent retailers', coffee shops and restaurants.

ACCOMMODATION

50 Friar St which was formerly occupied by Chung Ying Gardens. At the rear there is garaging for 2 vehicles and this was used by the previous tenants as storage. There is further accommodation at first floor level which was used as living accommodation.

50a Friar Street which has its own entrance directly from Friar Street and was previously used as offices.

Approximate internal dimensions and areas are detailed below.

50 FRIAR STREET

Gross Ground Floor Area 1467 sq ft / 136 sq m
Gross First Floor Area 830 sq ft 77 sqm

50a FRIAR STREET

Gross First Floor Area 480 sq ft 44 sq m
Gross Second Floor Area 511 sq ft 47 sqm
Gross Third Floor Area 131 sq ft 12 sq m

SALE

Freehold with vacant possession is **£345,000**.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
50 Friar Street - Rateable Value: **£12,250**.
50a Friar Street - Rateable Value: **£6,750**
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

EPC Certificates will be available shortly

LEGAL COSTS

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

VAT

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

50 Friar Street

Ground Floor Video - <https://youtu.be/cl4JcvhVfjU>

First Floor Video - <https://youtu.be/1lf7B9FgJC4>

50a Friar Street - <https://youtu.be/CHufk5yMon4>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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