

FOR SALE



MIXED RETAIL & RESIDENTIAL INVESTMENT

30 Astwood Road, Worcester WR3 8ET

- Ground floor retail premises
- 2 x one bedroom flats
- Currently producing £20,176 pax
- Situated on a main arterial road leading in to Worcester City Centre



FOR SALE

MIXED RETAIL & RESIDENTIAL INVESTMENT

30 Astwood Road, Worcester WR3 8ET

Location

The property is situated on the corner of Tunnel Hill and Astwood Road, being a main arterial road leading in to Worcester City Centre from the north.

There are a number of other retailers in this neighbourhood shopping location, to include a convenience store, butchers, chemist, hairdressers, fish and chip takeaway and an Indian restaurant.

Description

The property comprises a linked detached property of traditional brick construction, comprising a ground floor retail premises with two self contained one bedroom flats above. To the front and side of the property there is off road car parking for approximately 3-4 vehicles.

Accommodation

Main Retail Area	38 sq m	(409 sq ft)
Side Retail Area	14 sq m	(145 sq ft)
Kitchen	4 sq m	(42 sq ft)
Workroom	16 sq m	(177 sq ft)
Cellar	Not accessed	

Total **72 sq m** **(773 sq ft)**

Tenancies

30 Astwood Road - let for a term of 3 years from 1 May 2016 at a current passing rental of £10,000 per annum exclusive, increasing to £11,000 from 1st May 2017.

Flat 1 - let on a 6 month Assured Shorthold Tenancy at £5,088 per annum exclusive.

Flat 2 - let on a 6 month Assured Shorthold Tenancy at £5,088 per annum exclusive.

Guide Price

On application

Tenure

Freehold, subject to existing Tenancy Agreements.

Rateable Value - Retail Premises

The current Rateable Value of the property is £8,100.

Rates Payable £4,333.80

2017/2018 Rates payable 46.6p in the £.

Council Tax - Flats

We understand that both flats are Council Tax Band A.

Energy Performance Rating

Energy Performance Rating to follow.

Money Laundering

The successful Purchaser will be required to submit two forms of identity, in accordance with Money Laundering regulations.

Services

We understand that mains services are available to the property, namely mains water, electricity, gas and mains drainage.

Fixtures & Fittings

Any fixture and fittings not expressly mentioned within the confines of these particulars are excluded from the sale.

Financial Act 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.



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