



**Tenure**  
Freehold.

#### Location

The property is situated on the north-west side of Market Street (A4112), close to its junction with Teme Street in the centre of the attractive Worcestershire town of Tenbury Wells, with its shops and amenities all within walking distance. The more extensive amenities of Kidderminster and Ludlow are to the east and north-west respectively. Rail services run from Ludlow Station and the A4112, A456 and A49 are all close by. The property is located within the Tenbury Wells Conservation Area.

#### Description

The property comprises a mid terrace building arranged over lower ground, ground and two upper floors beneath a pitched roof to the main building and a flat roof to the shared kitchenette and WC of the commercial units.

The building is internally arranged to provide two retail units with five self-contained flats above. Externally, there is a yard area to the rear. Access to the flats is via a communal covered passage off Market Street.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

#### Flooding

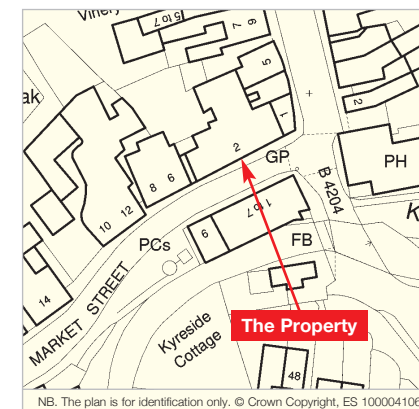
We have been informed by the Vendor that Tenbury Wells, including Market Street, suffered flooding around 2007. Flood defence barriers are stored in the cellar of the property and are the owner's responsibility to erect in the event of a flood alert. Please refer to the legal pack for further information.

## Tenbury Wells

### Jesmond House, Market Street Arcade, 2 Market Street, Worcestershire WR15 8BQ

- **A Freehold Mid Terrace Building**
- Internally arranged to provide Two Retail Units and Five Self-Contained Flats (4 x One Bedroom, 1 x Studio) Above
- Each Retail Unit subject to a Lease
- Five Flats Vacant
- To be offered Collectively as One Lot
- Total Current Rent Reserved  
**£11,600 per annum  
from Two Retail Units  
with Five Flats Vacant**

**BY ORDER OF A HOUSING  
ASSOCIATION**



| Flat                     | Floor        | Accommodation                                    | Approximate GIA<br>sq m (sq ft) | Gross Frontage<br>m (ft) | Terms of Tenancy  | Current Rent<br>£ p.a. |
|--------------------------|--------------|--|---------------------------------|--------------------------|---|------------------------|
| Units 1, 2, 3 and cellar | Ground       | Shop Area, Rear Store Room                       | 83.41 sq m (898 sq ft)          | 6.71m (22 ft)            | Subject to a lease for a term of 6 years from 1st February 2014                             | £7,500 p.a.            |
|                          | Lower Ground | Cellar Room                                      | 114.45 sq m (1,232 sq ft)       |                          |   |                        |
| Units 4 and 5            | Ground       | Shop Area  | 50.21 sq m (504 sq ft)          | 6.71m (22 ft)            | Tenant holding over. Terms agreed subject to contract for a new 6 year lease at £5,500 p.a. | £4,100 p.a.            |
| Communal                 | Ground       | Kitchen and Toilets to the Retail Units          | 5.55 sq m (60 sq ft)            | –                        | –   | –                      |
| Flat 1                   | First        | Studio Room open to Kitchen Area, Shower Room/WC | –                               | –                        | Vacant  | –                      |
| Flat 2                   | First        | Reception Room, Bedroom, Kitchen, Bathroom/WC    | –                               | –                        | Vacant  | –                      |
| Flat 3                   | First        | Reception Room, Bedroom, Kitchen, Shower Room/WC | –                               | –                        | Vacant  | –                      |
| Flat 4                   | Second       | Reception Room, Bedroom, Kitchen, Bathroom/WC    | –                               | –                        | Vacant  | –                      |
| Flat 5                   | Second       | Reception Room, Bedroom, Kitchen, Bathroom/WC    | –                               | –                        | Vacant  | –                      |

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**INVESTMENT/PART VACANT –  
Freehold Building**