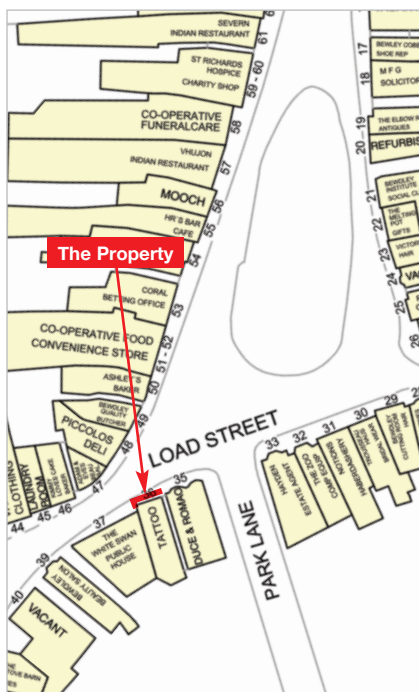


Bewdley

36 Load Street Worcestershire DY12 2AS

- Freehold Shop and Residential Ground Rent Investment
 - Town centre location
 - Comprises shop and three flats
 - No VAT applicable
 - Shop Rent Review 2019
 - Shop Reversion 2022 (1)
 - Total Current Rents Reserved
- £7,150 pa**



Tenure

Freehold.

Location

Bewdley is an attractive tourist town (home to the Severn Valley steam railway), located some 4 miles to the west of Kidderminster, 14 miles north of Worcester and 16 miles west of Birmingham. Communications are good, with the M5 Motorway (Junction 5) 10 miles to the east, with its links to the Birmingham road network.

The property is situated on the south side of Load Street, at its junctions with Park Lane and High Street.

Occupiers close by include Co-operative Food, Coral, Co-operative Funeralcare and many other local traders within a busy town centre.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop together with three flats to the upper floors which are accessed via a gate to the left of the shop and which have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstap.co.uk

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Sharon Talbot-Newell	Gross Frontage (inc access) 5.30 m Net Frontage 3.45 m Shop Depth 6.20 m Built Depth 18.50 m (17' 5") (11' 4") (20' 4") (60' 8")	6 years from 08.11.2016 Rent review every 3rd year Effectively FR & I by way of service charge	£7,000 p.a.	Rent Review 2019
Upper Floors	Various	Three Flats (Not inspected by Allsopp)	Each held for 99 years from 01.01.1993	£150 p.a. (Combined)	Reversions 2092

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the qualifying tenants.

(1) The tenant has been in occupation since November 2010.

Total £7,150 p.a.

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

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