

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 **£10,700 per annum from Two Retail Units with Five Flats Vacant**

**BY ORDER OF A HOUSING
ASSOCIATION**



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m. – 12.45 p.m. Viewings start from Wednesday 4th July. These are open viewing times with no need to register. (Ref: MW).

INVESTMENT/PART VACANT – Freehold Building



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.

Flat	Floor	Accommodation	Approximate GIA sq m (sq ft)	Gross Frontage sq m (sq ft)	Terms of Tenancy	Current Rent £ 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. Rent review due.	£6,600 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, Kitchen, Bedroom, Bathroom/WC	–	–	Vacant	–
Flat 3	First	Reception Room, Kitchen, Bedroom, Shower Room/WC	–	–	Vacant	–
Flat 4	Second	Reception Room, Kitchen, Bedroom, Bathroom/WC	–	–	Vacant	–
Flat 5	Second	Reception Room, Kitchen, Bedroom, 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.

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.