

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

GROUND FLOOR RETAIL & FIRST FLOOR
RESIDENTIAL – INCOME PRODUCING

**2-3 WATERSIDE, EVESHAM,
WORCESTER, WR11 1BS**



3,573 SQ FT (321.9 SQ M)

- ROAD FRONTAGE
- SELF CONTAINED FIRST FLOOR
- INVESTMENT OPPORTUNITY
- FULLY REFURBISHED

■
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Please call for more information **t: 0121 285 3535 m: 07929 410 481**

Location

The property is situated in a prominent location fronting The B4035 Waterside which is just off Bridge Street & Port Street. Located within walking distance is a variety of local businesses including restaurants/takeaways, drinking establishments and a cinema. The A46 can be located approximately 1 mile away and leads to the further wider motorway network.

Description

The property comprises of a mid-terraced Grade II listed double fronted retail unit at ground floor level with first floor residential accommodation of brick built construction with a pitched tiled roof and wooden frame windows. Internally the property benefits from tiled/carpeted floors, fully fitted kitchen with extraction canopy system, fluorescent strip lighting and inset ceiling lights, CCTV & alarms, separate WC facilities and a basement. The first floor comprises of two self-contained four bedroom flats with kitchen and en-suite bathroom facilities which is accessed via a separate entrance to the side of the restaurant.

Accommodation

2-3 Waterside	SQ FT	SQ M
Ground Floor	1,875	174.2
First Floor	1,698	157.7
TOTAL	3,573	331.9

Planning

We have been informed by the landlord that planning permission has been granted for A3 use.

Please refer any queries to Wychavon District Council Planning Department on 01386 565 565.

Services

We are advised all main services are connected.

Lease Details

2 & 2B Waterside is currently let on a 21 year lease with effect from 5th December 2003 at a passing rent of £20,000 per annum exclusive. 3 Waterside is currently let on a 21 year lease with effect from 5th December 2003 at a passing rent of £13,600 per annum exclusive. The upper floors are currently let on 12 month licenses bringing in a rent of £17,160 per annum exclusive. The total passing rent amounts to £50,760 per annum. Further details available upon request.

Tenure/Price

The freehold interest is available for sale at a quoting price of £550,000, subject to contract.

Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £16,750. Rates payable will be in the region of £8,257.75 per annum.

Interested parties are advised to make their own enquiries to Wychavon District Council on 03004 560 560.

Legal Costs

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

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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