

FOR SALE

**66 BARBOURNE ROAD (RETAIL) / 2 BROOK STREET, FLATS 1 & 2
WORCESTER, WR1 1JA**



FREEHOLD OF RETAIL & RESIDENTIAL INVESTMENT

- PROMINENT ROADSIDE LOCATION

LOCATION

The property is located on the vibrant Barbourne Road surrounded by other businesses and retail outlets. It is on a main access road to Worcester City centre being 3.7 miles from the M5 junction 6 and it is only 1 mile from Worcester Foregate Street Station giving commuter links to London Paddington Station.

DESCRIPTION

The freehold property on offer comprises:

A ground floor retail unit, currently let as a successful hairdressing salon business, with double frontage onto Barbourne Road and Brook Street.

The retail unit benefits from display windows on the front and side elevations with a glazed front door. There is also an office/storage room with kitchen facilities and a separate toilet.

The retail unit benefits from an offstreet parking space.

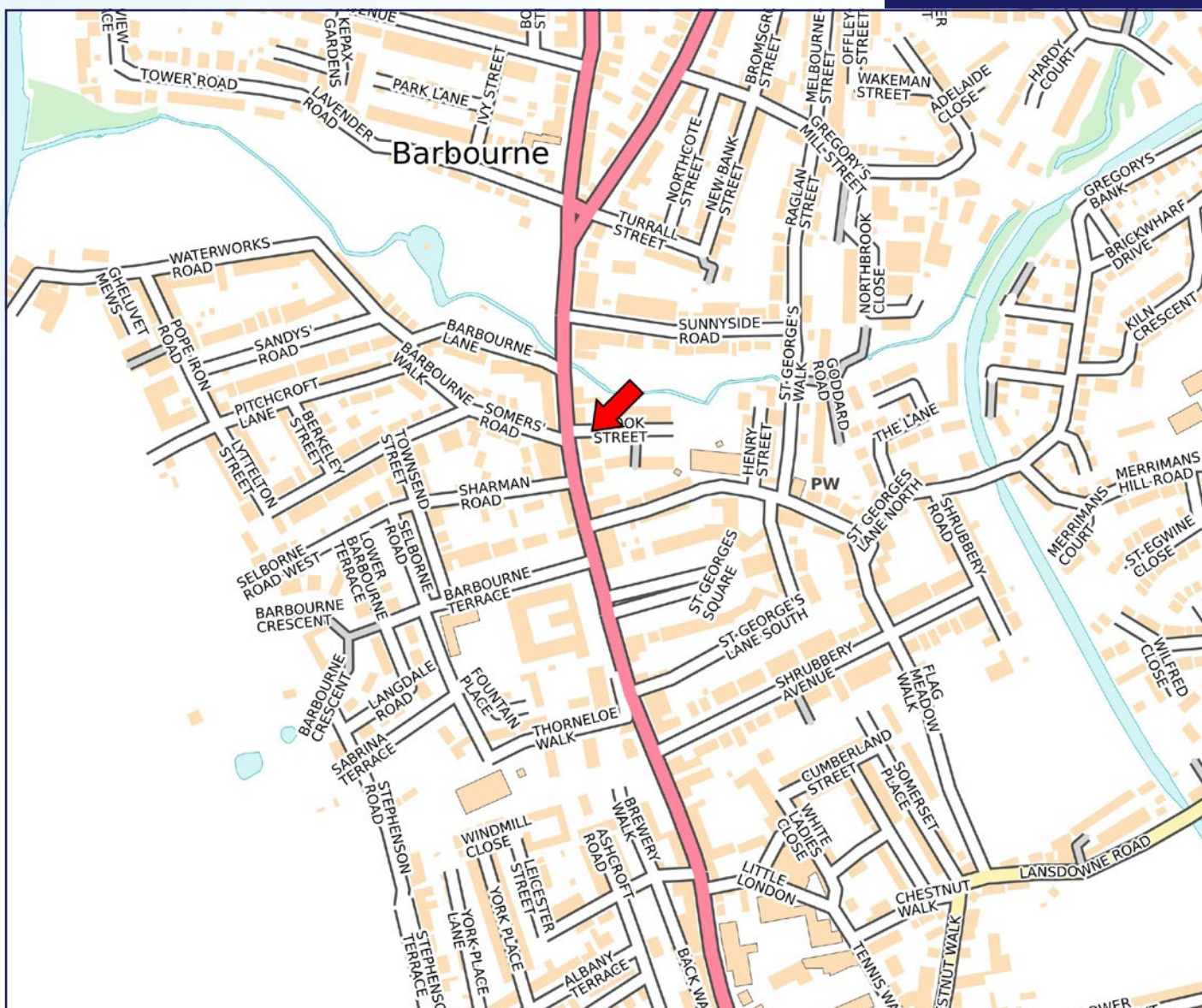
It also includes the freehold interests of a ground floor flat (No.1) and a first floor flat (No.2); both of which contain, one living room, one bedroom, bathroom and kitchen.

The two flats gain separate access from an entrance on Brook Street into a communal hallway leading to the doorway of Flat 1 and doorway/stairs to Flat 2.

There is also a cellar for the use of all tenants.

Flat 1 benefits from the exclusive use of a small open yard.

POSTCODE: WR1 1JA



ACCOMMODATION

	SQ M	SQ FT
TOTAL RETAIL AREA Approx. Gross Internal Area	29.09	313.14

AVAILABILITY

The property is available subject to the occupational tenancies.

TENURE

The two flats have been sold on a long term lease from the 1st January 2006 for 150 years. The flat owners pay an annual ground rent of £150 each, reviewed every 21 years.

The hairdressers is leased for 5 years from 1st October 2022 at an annual rent of £6,000, reviewed every 2 years and will be increased to £6,600 from the 1st October 2024.

PRICE

£105,000 exclusive.

VAT

We understand that VAT is not applicable but advise interested parties to do their own checks.

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

2023 Rateable Value of £3,250

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

EPC – G (174)

PLANNING

Interested parties would be advised to make their own enquiries regarding their proposed use. Worcester City Council is the local planning authority.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 12/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

