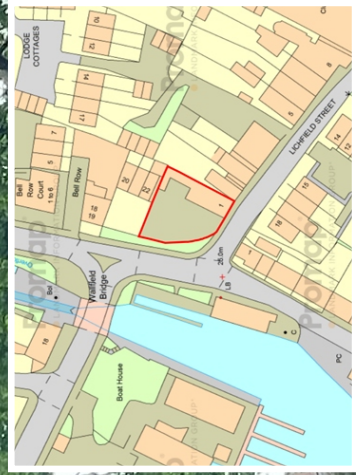


# FOR SALE PRIME MIXED RESIDENTIAL / COMMERCIAL INVESTMENT

**TENANTS UNAFFECTED**



1 LICHFIELD STREET, STOURPORT ON SEVERN DY13 9EU

**WALTON  
&  
HIPKISS**

COMMERCIAL, LAND & NEW HOMES



KIDDERMINSTER

01562 519 777

STOURBRIDGE

01384 392 371

HAGLEY

01562 886 688

- o Excellent location
- o Period Grade II Listed Building
- o Fully Income Producing
- o Gross Rental £27,300 pa
- o Restaurant & two 2 bedroom flats
- o Private Car Parking
- o Immediately Available

**LOCATION**

The property is located in a prominent corner position on Lichfield Street and Mart Lane in the centre of Stourport on Severn immediately adjacent to Lichfield Basins and the canal network.

The property is surrounded by similar buildings predominantly Listed and is within the Conservation Area

**ACCOMMODATION**

The property comprises an end of terrace period 3 storey property of traditional construction in brick with tiled pitched roof. To the side is a flat car parking area directly from Lichfield Street. We are unaware of services / heating.

We understand the property has a restaurant use to the whole of the ground floor and two 2 bedroom apartments above with access from the side. See floor plans for approximate layout.

**TENANCIES & RENTALS**

The Property is freehold - Title No WR109256.

We understand the rentals to be as follows.

Tenancy details available from the Agents.

Ground Floor £12,000 pa exclusive

First floor flat £650 pcm exclusive

Second floor flat £625 pcm exclusive

Total Annual Rental **£27,300 gross pa (tbc)**

All details to be confirmed

**LISTING**

The Property is Grade II Listed within the Conservation Area - English Heritage No 933347

**PRICE**

By Order of the High Court the property is to be sold by private treaty. Offers of **£280,000** are invited for immediate sale - subject to contract only.

**BUSINESS RATES & COUNCIL TAX**

Tenants are responsible for Business Rates and Council Tax

Ground Floor Rateable Value £6,200 as at April 2023

1st & 2nd Floor Flats Council Tax Band A

**LEGAL COSTS** - Each party will be responsible for all their own costs in respect of this transaction.

**VAT** - All prices, premiums and rents etc are quoted exclusive of VAT. VAT is **not** charged on this property.

**VIEWING** - Strictly by appointment with the Agents on **01384 392 371 - option 3.**

**OTHER TERMS**

**VAT**  
VAT may be levied on the purchase price / rentals or other outgoings.

**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. The tenant is advised to obtain verification from their solicitor or surveyor.

**References**

The successful purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

**Money Laundering**

The successful tenant will be required to submit proof of identity, in accordance with money/laundrying regulations.

**Fixtures & Fittings**

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.



seemed to be approximate only.



**APPROXIMATE LAYOUT PLAN**

