

Lot 65

£15,000 per annum
exclusive

29 High Street, Stourport-on-Severn, Worcestershire DY13 8BE

Freehold Retail Investment and Vacant Upper Parts



Key Details

- Let to St Richard's Hospice Foundation
- Prominent position on Stourport-on-Severn prime retail thoroughfare
- Residential development potential on the upper parts (subject to consents)
- Nearby occupiers include WH Smith (adjacent), HSBC (opposite), Barclays, Boots, Heron, Specsavers, Superdrug and Betfred

Location

Miles: 16 miles south-west of Birmingham
10 miles north of Worcester
Roads: A451, A449
Rail: Kidderminster Railway Station
Air: Birmingham Airport

Situation

Stourport-on-Severn is a popular tourist town located less than 4 miles south of Kidderminster and some 10 miles north of Worcester. The property is prominently situated in a good trading position on the south side of High Street, adjacent to WH Smith. Other nearby occupiers include Barclays Bank, Boots, Domino's, Specsavers and Ladbroke's.

Description

The property is an attractive terrace building with retail accommodation on the ground floor and former residential accommodation on the first floor. The property is Grade II listed and currently has no internal access to the upper floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

The property has historic planning consent under reference 07/0480 and listed building consent under reference 07/0722 to convert the upper parts to two residential flats. The consents have now lapsed. Copies of the historic consents are available within the legal packs.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/ Ancillary	109 sq m (1,173 sq ft)	ST RICHARD'S HOSPICE FOUNDATION (1)	10 years from 16/03/2012	£15,000	15/03/2022
First and Second	Former Residential	Not measured	VACANT POSSESSION			
Total		109 sq m (1,173 sq ft)			£15,000	

(1) For the year ending 31st March 2016, St. Richard's Hospice Foundation reported a pre-tax profit of £584,685 and a total net worth of £13,133,480 (Source: Experian Group 26/10/2017).
St. Richard's trade from 19 shops across Worcestershire (Source: www.strichards.org.uk).



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