



FOR SALE

THE GREAT WESTERN, 8 SHRUB HILL ROAD, WORCESTER WR4 9EF

An outstanding former hotel operating as an HMO with adjoining commercial retail premises in the sought after city of Worcester showing a net initial yield of over 9% per annum

Price: Offers in the region of
£1,800,000 (exclusive)

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INVESTMENT SUMMARY

A very well maintained and presented HMO comprising 25 bedrooms with en-suites, and a ground floor retail unit, arranged within a large detached property.

The Great Western benefits from various communal facilities, including kitchens serving each floor.

Renowned for its beautiful cathedral, Worcester is an established university city on the banks of the River Severn in the heart of the Midlands. It is the county town and an administrative centre, benefitting from good access to the national road network.

Situated close to both the Malvern Hills and the Cotswolds and with easy access to the M5, it offers something for everybody. The city offers live entertainment at the Swan Theatre and nearby Huntingdon Hall, as well as regular concerts in the city's breathtaking cathedral. Worcester is a university city and is home to a number of other educational learning centres.

Worcester is located approximately 31 miles south west of Birmingham and 27 miles north of Gloucester. The population of the city at the 2001 Census was 93,353 people. The M5 runs immediately east of the city and is accessed from Junction 6 and 7.

PROPOSAL

We are instructed to seek proposals for our client's freehold interest in the region of £1,800,000 (One Million Eight Hundred Thousand Pounds), subject to contract and the existing occupational tenancies, which reflects an Initial Yield of over 9%.



INVESTMENT INFORMATION

The property has been the subject of an ongoing scheme of maintenance and improvement works and the condition of the property, together with its location, combine to create a strong HMO investment opportunity for property investors.

There is the potential in the future to further enhance the investment return by further asset management of the property.

The premises are well presented and fully comply with current regulations. There is some potential for further redevelopment of the property, subject to statutory consents.

TENURE

The property is owned Freehold under the following Property Title: HW54500.

EPC

The property has an EPC rating of E.

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DESCRIPTION

The Great Western:

This property provides an elevated mixed three and in part one storey property in a sought after area of Worcester. It is in use as an HMO generally for professional lets. All of the 25 rooms are en-suite.

The property benefits from a generously sized car parking area and accommodation land. It is detached and well presented with close proximity to the town centre, bus stops, university and railway station.

The property is in a part of the city which is destined for huge growth. Worcester City Council is redeveloping this area.

Please see the following link for more information regarding the Worcester City Centre Masterplan:

<https://www.worcester.gov.uk/documents/10499/9294640/Masterplan+consultation+document+--+final.pdf/02c7b1f5-b9f0-f718-a9c7-68fed16dfa62>

TENANCY

At the time of preparation of these particulars, the property is let exclusively to professionals on the following terms:

Total Net Turnover Per Annum:

The Great Western - £163,500 (One Hundred and Sixty Three Thousand and Five Hundred Pounds)

Retail Unit - £10,000 (Ten Thousand Pounds)

The Retail Unit is let for a term of 5 straight years as of 18th August 2017 to "Filling Station" sandwich shop on an Internal Repairing and Insuring basis.

The property benefits from an on-site coin operated laundry room with full wash/dry services to the basement floor for all tenants to use.

Further details including detailed tenancy schedules and floor plans relating to property and occupational tenancies can be made available from the selling agents upon request.



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Ground Floor	Wing	First Floor	Second Floor	Parking	Retail Unit
XL Room 1A	STD Room 1	STD Room 11	STD Room 21	6 Spaces	550 Sq Ft
L Room 1	S Room 8	L Room 12	L Room 22		
XL Room 2	S Room 9	L Room 14	L Room 24		
XL Room 3	S Room 7				
XL Room 4		L Room 15	L Room 25		
XL Room 5		STD Room 16	STD Room 26		
XL Room 6		XL Room 17	XL Room 27		
XXL Room 10		XL Room 18	L Room 28		

(All measurements are approximate and for general guidance)

S: Small Room approximate size(140) Sq Ft

STD: Standard Room approximate size(170) Sq Ft

L: Large Room approximate size(225) Sq Ft

XL: Extra Large Room approximate size(250) Sq Ft

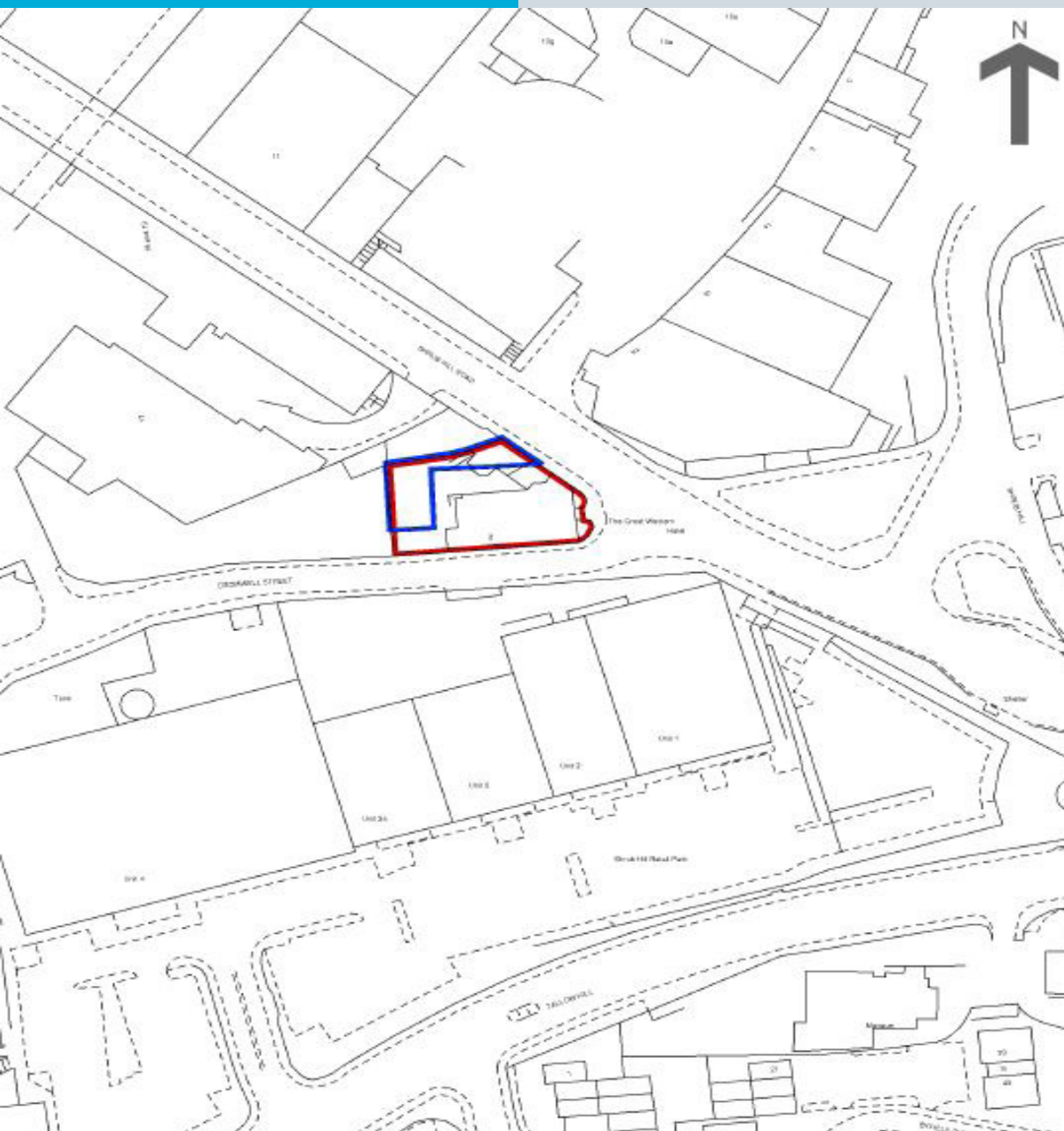
XXL: Extra Large Room approximate size(300) Sq Ft



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MAP

The red line outlines the property

VAT

The property is understood to be elected for VAT. Prospective purchasers should make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this matter.

LOCAL AUTHORITY

Worcester City Council
The Guildhall
High Street
WR1 2EY

SERVICES

Not tested. Prospective purchasers should make their own enquiries. All services are understood to be connected to the property.

FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

INVESTMENT SUMMARY:

- A rare opportunity to acquire a significant investment in the city of Worcester
- Further asset management/development potential subject to statutory consents

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Viewing strictly by appointment through the selling agents. For further information or to arrange a viewing of the property, please contact:

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Halls¹⁸⁴⁵
COMMERCIAL

01905 677400

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this

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