



31 Sidbury, College Road, Worcester, WR1 2HT

G HERBERT
BANKS

EST. 1898

31 Sidbury, College Road, Worcester, WR1 2HT

Freehold retail investment to purchase

- Retail investment
- Overlooking busy main road
- Current rent £9,500 pa.
- Close to Worcester Cathedral and parking
- Tenant business not included

Kidderminster 14 * Birmingham 32 *
Tenbury 18 * Hereford 22*
Approximate Distance in Miles

Situation

The property occupies a prominent position close to Worcester City Centre. Benefiting from excellent visibility and frontage, enjoying strong levels of passing pedestrian and vehicular traffic. The location is close to Worcester Cathedral, The Kings School Worcester and Cathedral Square. (retail / leisure).

Description

This ground floor retail premises has direct access onto Sidbury, with a glass shop front and door. It is offered for sale subject to the tenancy, occupied by the tenant as a beauty studio with front retail/reception area, various treatment rooms off, kitchen and WC.

Accommodation

806ft² (74.93m²) (Gross Internal Floor Area).

Tenure

The ground floor shop is currently let under an occupational lease, generating a rental income of £9,500 per annum (£11.87 psf). The lease includes a tenant break option in 2028 and is due to expire in 2031.

The freehold interest is for sale, which includes the entirety of the 3-story building, with the first and second floor apartment being held, in separate ownership, on a long leasehold basis. The lease term is for 157 years from 1986, at a peppercorn rent (Title WR177234). There is a shared repair responsibility for the structure and external repairs. There is no service charge with costs being split on an ad hoc basis.

Guide price

Freehold £85,000.

VAT

We are informed by the Landlord that the premises are not subject to VAT.

Energy Performance

31 Sidbury has an Energy performance rating of B

Rating Assessment

From 1 April 2026 the premises have a rateable value of £9,800.

Money Laundering

The successful purchaser will be required to submit information to comply with money laundering regulations.

Services

We understand the property to have electricity, water and drainage available. Gas is connected to the 1st and 2nd floor apartment.

Local Authority

Worcester City Council
Council Tel: 01905 722233

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Buyers Information

This property will be sold through an Online Auction on the 26th August 2026 at 1pm. Please find links below to the auction page. The relevant buyers guide information can be found on our website, as well as a data room with more detailed information regarding the property. Fees will apply to purchasers – please see auction website link below.

Link to Auction Website:

[31 Sidbury, College Road, Worcester, WR1 2HT, WR1 2HT | Bamboo Proptech](#)

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

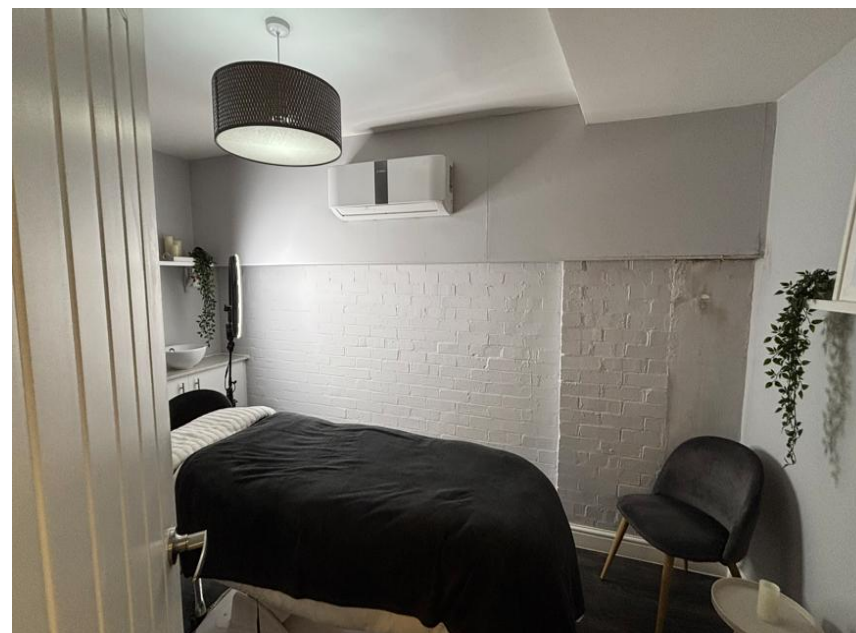
Nick Jethwa nj@gherbertbanks.co.uk

Archie Tompson at@gherbertbanks.co.uk

Directions

From Cathedral Square, proceed along College Road towards London Road. Continue along College Road, where the property will be found in a prominent position on the left hand side shortly after Vue Cinema,

(What3Words: ///notice.occurs.blog)



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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.



IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction).

Bamboo Proptech and G Herbert Banks shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

