

# On the Instruction of Lloyds Bank Plc

## FREEHOLD AVAILABLE

### UPTON UPON SEVERN - 18 High St, Worcester WR8 0HD



#### Key Features

- Freehold Available.
- Popular Market Town.
- With Car Parking.

#### Viewing

By appointment via this office:

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#### CBRE Limited

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Triangle West

Clifton

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#### Location

Upton Upon Severn is a small market town approximately 8 miles North West of Tewkesbury. Its retailing offer is made up principally of local traders located with the primary frontage of High Street linking into secondary Old Street & Court Street. The subject premises are located adjacent Spar at the intersection of Old St, High St, Court St & New St.

#### Description

The property comprises a ground floor banking hall with self-contained office accommodation to the upper floors. The upper floors are accessed through a secure double gate off New Street at the rear. The first floor comprises 5 rooms, kitchen and two w.c's whilst the second floor provides four further rooms and an attic room. There is also a large car park and garden.

The property comprises the following approximate floor areas:

#### Accommodation

Ground Floor	157 sq m	1689 sq ft
First Floor	109 sq m	1173 sq ft
Second Floor	46 sq m	494 sq ft
<b>Total</b>	<b>312 sq m</b>	<b>3357 sq ft</b>

#### Price

Guide price of **£145,000** with unconditional offers invited for the freehold interest that will be subject to a sub-tenancy of part-ground floor to Notemachine UK Limited, further details of which can be made available upon request.

#### Legals

Each party to bear their own legal costs.

#### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the property is **£22,650** and the Rates Payable are **£11,121.15**. The UBR for 2019/2020 is **49.1p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

A copy of the Energy Performance Certificate is available on request.

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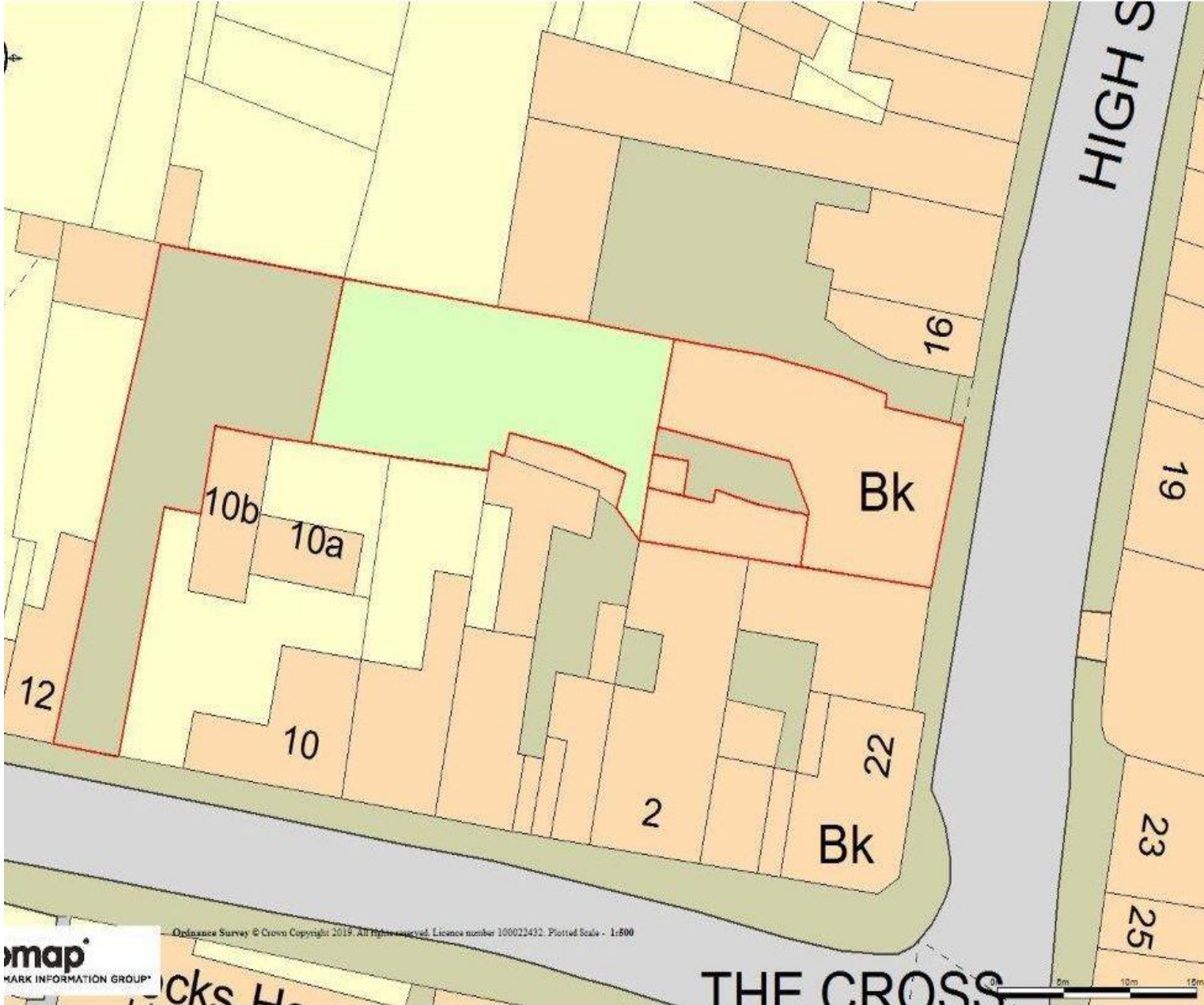
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