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28 High Street, Cleobury Mortimer, Kidderminster, Shropshire DY14 8DQ For Sale Offers in the Region of £212,500

An opportunity to acquire a Grade II Listed mixed commercial/residential property comprising ground floor retail unit together with a 2 bedroom flat to the upper floor and 1 bedroom barn conversion located at the rear of the property. Located in a prominent position in the centre of the town of Cleobury Mortimer.

BUSINESS UNAFFECTED



| Ludlow Office | Tel: 01584 872153 |

DESCRIPTION

28 High Street is a Grade II Listed property comprising lock up retail unit with storage and wc facilities together with separate side access. To the first floor is a 2 bedroom flat with its own access and a 1 bedroom barn conversion is located at the rear of the property split over two floors.

LOCATION

The premises occupy a prominent trading position amongst a range of independent retailers and food/drinking establishments.

The town of Cleobury Mortimer is intersected by the A4117 Ludlow to Far Forest road which in turn joins the A456 Kidderminster Road. There is considerable free on-street car parking in the vicinity.

TENANCY

The ground floor retail unit is currently let on a 6 year lease from November 2018 with tenant break clause at the end of year 3 at a rent of £7,200 per annum. Flat 1 is let on a 12 month agreement to Shropshire Housing Alliance at £400 pcm. Flat 2 is let on an AST at £420 pcm.

ACCOMMODATION

Retail Unit

With access directly off High Street and a separate side access ideal for deliveries

	m ²	ft ²
Retail Area	33	355
Store/Office	7	78
WC		

Flat 1, 28 High Street

Accessed from a gated side passageway with door off leading to Living Room and Kitchen. Staircase to the First Floor Double Bedroom with En-Suite Bathroom.

Flat 2, 28 High Street

Accessed from a gated side passageway with door off leading to Entrance Lobby with Staircase to First Floor, Living Room, Inner Hall, Kitchen Bathroom and Two Double Bedrooms

FREEHOLD DETAILS

Price: Offers in the Region of £212,500 are invited for the freehold interest.

Tenure: Freehold, subject to and with the benefit of the aforementioned tenancies.

VAT: All figures quoted are exclusive of VAT but may be charged at the prevailing rate.

GENERAL

Rateable Value: £3,500

Rates Payable: 2018/19 £1,680

Council Tax: Flat 1 Band A. Flat 2 Band A.

Services: We understand that mains water, electricity and drainage are connected to the properties.

Heating: Electric storage heaters to Flats 1 & 2.

Note: The Selling Agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

Viewing: By appointment through Selling Agents – McCartneys LLP - 01584 872153

Details Last Updated: Monday, 14 January 2019

Surveys & Valuations: McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another agent, or a Private Vendor, McCartneys can provide you with an independent opinion. Please contact David Hughes on 01584 813766 for further information.

Notice: All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.

REGISTERED NO: OC310186

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

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- Advice on all related issues
- Homebuyers Reports
- Building Surveys

For further information please contact your local chartered surveyor:

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