Old Street, Upton upon Severn, WR8 0HA

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£7,000 Per Annum

- Well positioned retail premises within the centre of Upton upon Severn
- Useful basement storage accommodation
- Open plan ground floor sales area with excellent frontage potential
- Kitchen facilities included, suitable for a variety of occupiers subject to consent

A well-positioned Grade II Listed commercial premises situated in the heart of this popular riverside town.

Location
The property occupies a prominent position on Main Street within the historic town of Upton upon Severn. The town is well known for its vibrant tourism, independent retailers and busy calendar of festivals, benefiting from strong seasonal footfall.

Upton upon Severn is located approximately 6 miles from Malvern and 10 miles from Worcester, providing good access to the surrounding Worcestershire region. The property sits within an established retail pitch, surrounded by a mix of local businesses, cafés, and amenities.

Description
The property comprises a ground floor retail unit within a characterful Grade II Listed building, offering a total of approximately:

487 ft^2 (45.2 m^2) of retail and kitchen space
142 ft^2 (13.2 m^2) basement storage

The accommodation provides an attractive trading space with ancillary kitchen facilities and additional storage at basement level. The property retains period features consistent with its listed status, making it suitable for a variety of retail or service-based occupiers.

Services
Mains electricity, fresh water, and waste water are connected.
Prospective tenants are advised to make their own enquiries as to the suitability and capacity of services.

Use Class
The property is understood to fall within Class E (Commercial, Business and Service Use) under the Use Classes Order.
Interested parties should make their own enquiries with the local planning authority.

Business Rates
The current business rates are approximately £3,400 per annum.
Interested parties should verify this information with the local authority and confirm eligibility for any reliefs.

Energy Performance Certificate
EPC Rating - 116 E

Tenure
The property is available to let on a new effective Full Repairing and Insuring (FRI) lease for a term to be agreed

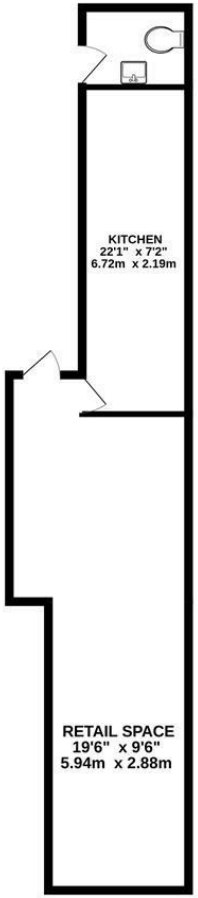
Viewing
To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700

Legal Costs
Each party will be responsible for their own legal costs associated with the preparation of the lease.

Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

Plan

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk