



SITUATION

Located at the junction with Park Lane and High Street in the heart of the town centre nearby such multiples as **The Co-operative Food, Coral, The Co-operative Funeralcare, Grape Tree, Tesco Express** and **McColls** and a variety of independent retailers. Bewdley is an historic, picturesque town, popular with tourists, approximately 3 miles west of Kidderminster and 20 miles south-west of Birmingham, enjoying good road access via the A456 which leads to the M5 (Junction 3).

PROPERTY

A Grade II Listed mid terrace building comprising a **Ground Floor Shop** with separate access via a front door and passageway to **3 Self-Contained Flats** on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: If this Lot does not sell in the auction, then Lot 10 (the head lease of the ground floor shop at 36 Load Street) will be immediately withdrawn.



Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 3: The Freeholder Insures. Total current sum insured is £620,127 and the total current premium is £728 p.a.

Note 4: A 1 bed flat at 35 Load Street sold in May 2018 for £77,500.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'11" Built Depth 60'2"		999 years from completion	Peppercorn	FRI
Flats 1 & 2	2 x 1 Bed Flat – Not inspected	Various	Each 99 years from 1st January 1993	£100 (£50 per flat)	Each FRI 2 Valuable Reversions in approx. 71 years.
Flat 3	1 x 1 Bed Flat – Not inspected	Individual	99 years from 1st January 1989	£50	FRI Valuable Reversion in approx. 67 years.
				Total: £150	

£150 p.a. plus 3 Valuable Reversions

The Surveyors dealing with this property are **John Barnett and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Rice-Jones & Smith
Tel: 020 7831 2506 Ref: Steven Hayward
Email: sh@londonrjs.co.uk