For Sale

GJS Dillon
The Commercial Property Consultants



155 London Road, Worcester, WR5 2ED

Prominent Mixed Use Investment Opportunity

- Totals 1,401 sq ft (130.12 sq m) over three floors
- Ground floor retail unit let to a barbers shop
- Self-contained two bedroom flat over the first and second floors
- Includes separate rear access off Wylds Lane
- On a main arterial route into Worcester
- Under a 5 minute drive to Junction 7 of the M5 Motorway

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

For Sale

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Location
The property is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford. At the 2011 census, the population in the city was approximately 100,000. The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street, Worcester Shrub Hill and Worcester Parkway Stations. Worcester also lies to the west of Junctions 6 and 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

The property lies to the east of Worcester city centre along the main arterial road of London Road. London Road has traditionally comprised of local convenience operators interspersed by a mix of small residential dwellings & flats and larger detached residential dwellings. This part of London Road offers a number of local retail convenience stores such as Tesco Express, a Chinese take away, a fish & chip shop and a former Post Office. London Road runs north west towards Sidbury which provides direct access into Worcester city centre and conversely London Road also provides direct access out to Junction 7 of the M5 motorway and the Southern Link Road. Given the inflow of traffic into the city centre, London Road is a highly exposed area that has been popular among independent retailers.

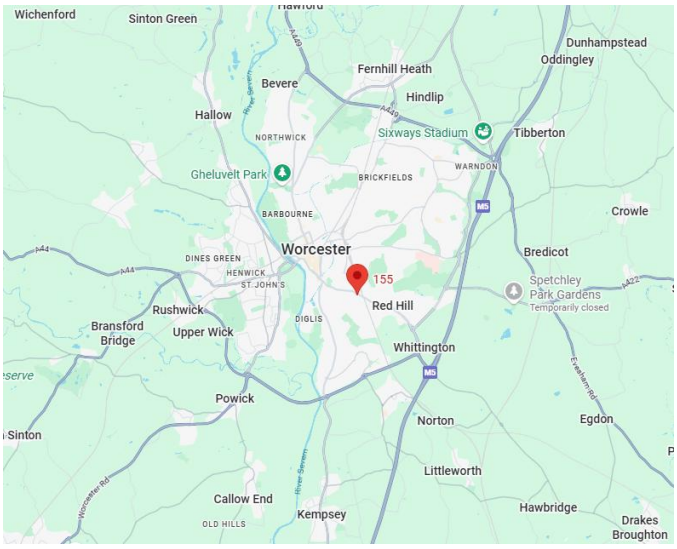
Description
155 London Road comprises a mid-terrace mixed use property of traditional brick construction underneath a pitched tiled roof. The building offers a retail unit over the ground floor, with residential accommodation above. The retail unit is currently occupied by a barbers and benefits from dual access, off London Road to the front and a rear access off Wyld's Lane. Internally the barbers comprises a front sales area and rear storage / welfare facilities, including a kitchen and WC.

The ground floor is let and is holding over at £450.00 per calendar month.

The upper floors are access to the rear of the property and comprise a two bedroom flat arranged over the first and second floors. At first floor level there is a reception room (recently used as a bedroom), kitchen and bathroom. There are a further two rooms on the second floor.

Ground Floor Retail	477 sq ft	44.36 sq m
First Floor Residential	538 sq ft	50.00 sq m
Second Floor Residential	385 sq ft	35.76 sq m
Total	**1,401 sq ft**	**130.12 sq m**

Energy Performance Certificate (EPC)
Both residential and commercial Energy Performance is to be reassessed.



Guide Price
£230,000

Tenure
The property is available freehold

VAT
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment – Ground Floor Commercial
The property rateable Value - £7,200 – click here for further information. The property qualifies for full small business rates relief.

Council Tax – Residential Upper Parts
The property is in council tax band A-£1489.00 till 31/03/2026.

Legal Costs
Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
Call: 01905 676169

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