

**fisher
german**

41 Friar Street

Worcester, WR1 2NA

Freehold
Restaurant Premises & Flat

2,428 Sq Ft (225.57 Sq M)



For Sale | £475,000 + VAT



Key information



Price

£475,000 + VAT



Rateable Value

£12,750



EPC Rating

B

41 Friar Street

2,428 Sq Ft (225.57 Sq M)

Description

The property is a very attractive Grade II listed mid-terraced building of brick construction surmounted by a pitched slate roof.

Extensive refurbishment was carried out in 2018 by the current owners and now provides a fully fitted restaurant with a flat above.

The ground floor provides an open plan restaurant together with a conservatory area, a delightful rear courtyard garden, fully fitted kitchen and ladies and gents WCs. There is also a useful basement.

The restaurant provides for 34 covers internally and a further 24 covers in the rear courtyard garden.

The first and second floors provide a large 2 bed apartment.

Location

The property is located in Friar Street, in Worcester city centre. Friar Street is characterised by historic buildings and cobbled streets in the shadows of Worcester Cathedral.

Friar Street is home to a number of independent restaurants and public houses, including Worcester's oldest inn, The Cardinal's Hat, together with independent shops and boutiques. The Vue Cinema and Nando's are located at the southern end of the street.

Worcester is a Cathedral City, situated on the banks of the River Severn, with a population of just over 100,000. It has an excellent retail offering, combining high street brands with a diverse range of boutiques and independent retailers. It has a thriving and expanding University and offers sports catchments, first class cricket at New Road in the city centre and a picturesque racecourse alongside the River Severn. The City has two mainline train stations and is served by Junctions 6 and 7 of the M5 motorway.

Locations

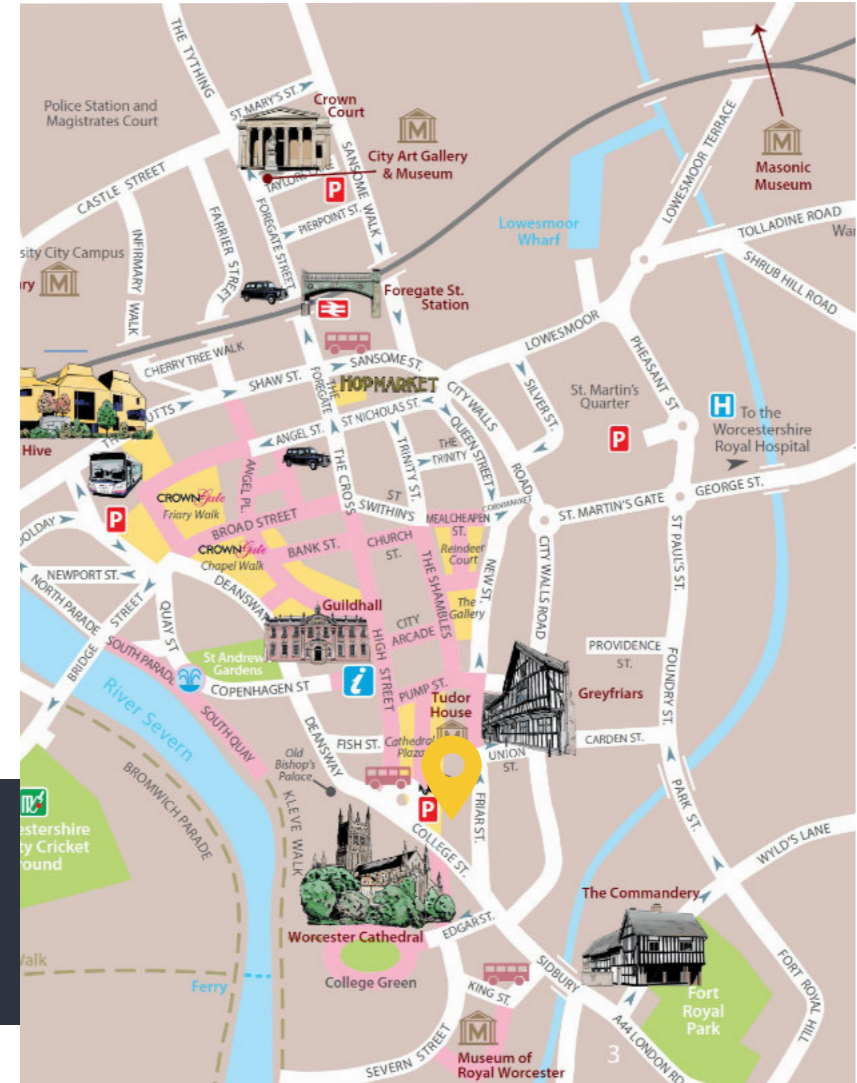
Birmingham: 32 miles
Cheltenham: 25.1 miles

Nearest station

Foregate Street: 1 mile

Nearest airport

Birmingham International: 38.4 miles



Accommodation

Description	Sq Ft	Sq M
Basement	308	28.61
Ground	1,104	102.57
First	720	66.89
Second	296	27.50
Total NIA	2,428	225.57



Further information

Tenure

Freehold with vacant possession upon completion.

Price

£475,000 exclusive of VAT.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £12,750.

EPC

The EPC rating is B.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Richard Tomlinson

07967 195 147

richard.tomlinson@fishergerman.co.uk



Sophie Newton

07977 465 882

sophie.newton@fishergerman.co.uk

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Particulars dated April 2026. Photographs dated June 2023.



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