



41 Friar Street

Worcester, WR1 2NA

Freehold | Restaurant Premises & Flat



FOR SALE



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.



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.





Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

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



Further information

Tenure

Freehold with vacant possession upon completion.

Price

£475,000.

Business Rates

Rateable Value : £12,250

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.

Anti Money Laundering

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

VAT

The property is elected for VAT and therefore the purchase price will be subject to VAT.



41 Friar Street, Worcestershire



Approximate Travel Distances



Locations

- Birmingham - 32 miles
- Cheltenham - 25.1 miles



Nearest Station

- Foregate Street - 1 mile



Nearest Airport

- Birmingham Airport - 38.4 miles



Viewings



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Particulars dated June 2023. Photographs dated June 2023.

