

RESIDENTIAL FLAT, LEISURE | TO LET

[VIEW ONLINE](#)

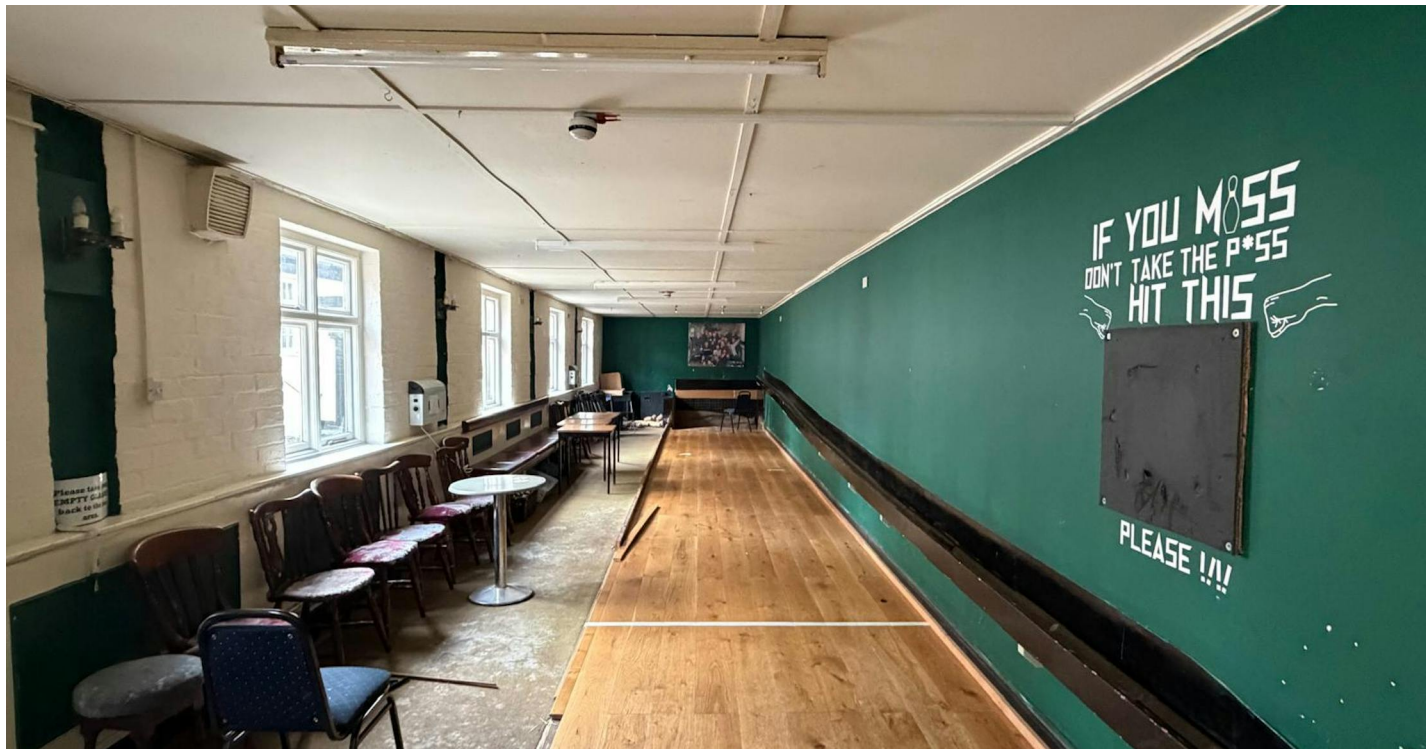


THE BRIDGE INN, 1 LOWESMOOR TERRACE, WORCESTER, WR1 2RX  
2,379 SQ FT (221.02 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

City Centre Public House with Residential Flat,  
Courtyard and Out Building

- Former Public House with 2 Bedroom Flat
- City Centre Location
- Large Commercial Kitchen and Prep Facility
- Open Plan Bar/Lounge Area
- External Courtyard
- Outbuilding - Former Skittle Alley
- Suitable for a Variety of Uses - STPP



## DESCRIPTION

The property comprises a detached public house arranged over basement, ground and first floors of traditional construction and surmounted by the pitch tiled roof.

The ground floor accommodation provides a large open plan bar and lounge area with kitchen to the rear. WC facilities are also provided. The basement provides a small cellar for storage purposes and includes a barrel drop.

The first floor provides refurbished residential accommodation comprising two bedrooms, a living area, kitchen, bathroom and separate WC.

Outside to the rear is a small concrete paved beer garden with outbuilding which was previously used as a Skittle Alley. The property has long been used as a public house, but is considered suitable for a variety of other uses subject to obtaining any necessary planning consents.



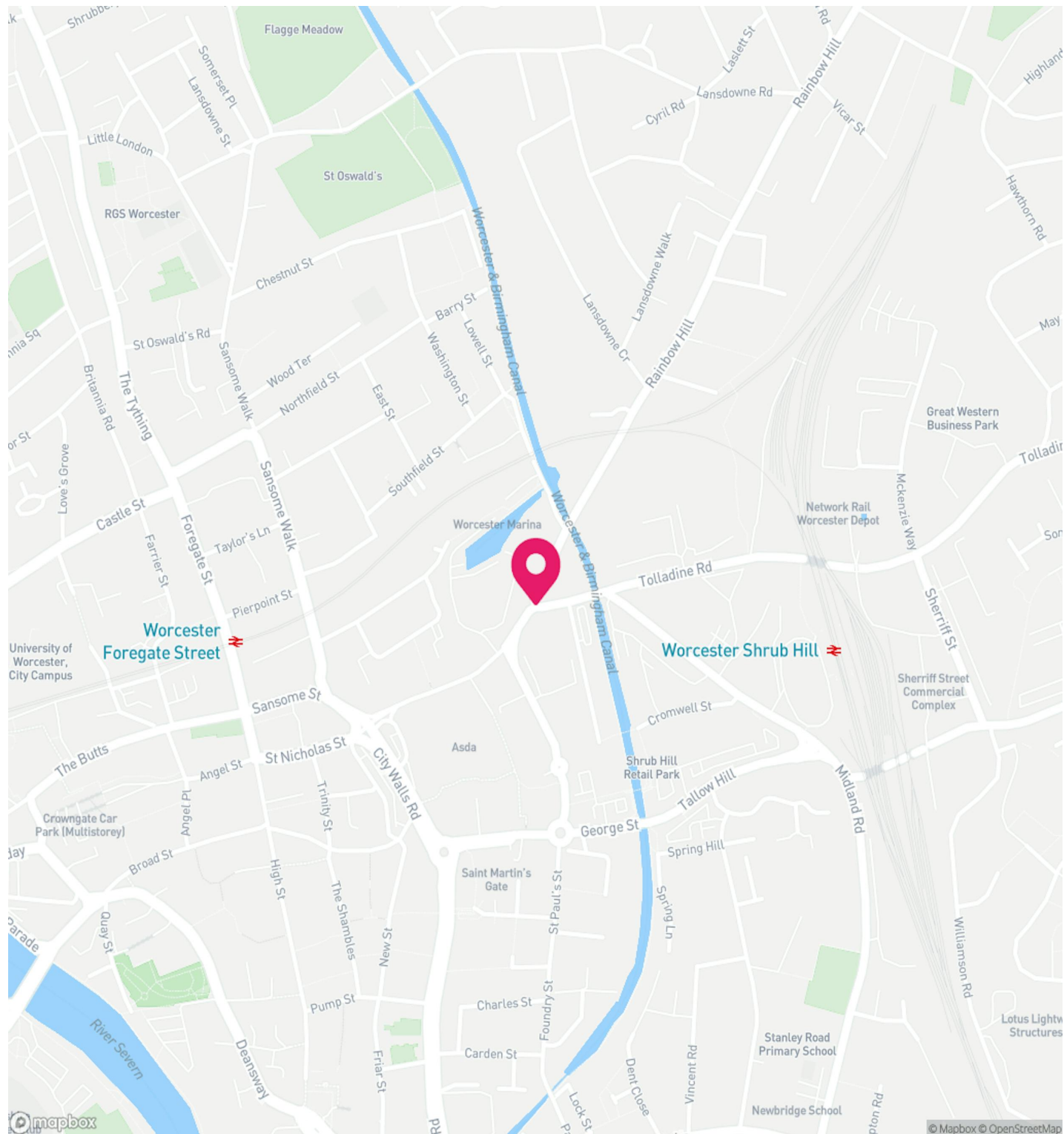
## LOCATION

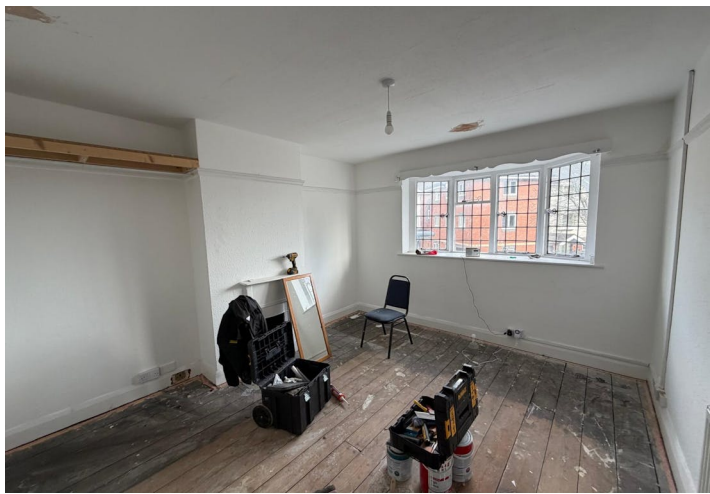
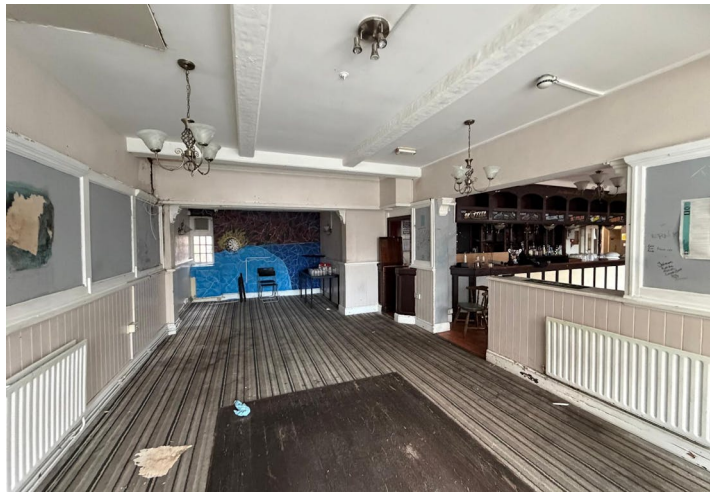
The property occupies a prominent position fronting Lowesmoor Terrace, close to its busy junction with Lowesmoor Place (B4205) and Lowesmoor Terrace as it runs into Rainbow Hill (B4550).

The area of Lowesmoor, which has undergone investment and improvements during recent years including a new Asda superstore development, lies a short stroll from Worcester city centre.

Within the immediate vicinity there is a mix of retail, commercial and residential uses together with the Worcester Birmingham Canal.

Worcester is a popular Cathedral city built on the River Severn and lies approximately 30 miles southwest of Birmingham and 27 miles north of Gloucester.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,254	116.50	Available
1st	798	74.14	Available
Basement - Cellar	327	30.38	Available
<b>Total</b>	<b>2,379</b>	<b>221.02</b>	

## SERVICES

We are advised that mains water, electricity and gas are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## RENTAL / TERMS

The property is available to let on a new lease at £22,500 with length and terms to be agreed.

## SERVICE CHARGE

None Payable.

## VAT

All figures quoted are exclusive of VAT which we understand is not payable.

## BUSINESS RATES

We are verbally advised by Worcester City Council that the assessment is as follows:

Rateable Value: £15,250

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## PLANNING USE

We understand the property has planning for Use Class - Sui Generis. However, we recommend all interested parties carry out their own investigations in regard to the suitability of their intended use.

## VAT

Not applicable

## RENT

£22,500 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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[SIDDALLJONES.COM](https://www.siddalljones.com)