

1b Bridge Street, Stourport-On-Severn, DY13 8XD

*****New Instruction*****

We are delighted to offer for sale this High Street shop premises which was previously used as a café / restaurant. Situated in a busy area of Stourport on Severn fronting onto Bridge Street. Comprising of a main shop / eating area to the front, preparation room, cloakroom and storage room. Viewings are strictly with the agents. Register your interest today on 01299826777

Non Domestic Epc Band C.

Rateable Value April 1st 2023 - Present = £3,750

Offers Around £90,000

Entrance Door

15 pane glazed door open in.

Main Area

26'6" x 12'1" plus 6'10" x 6'6" (8.1m x 3.7m plus 2.1m x 2.0m)



Main Area

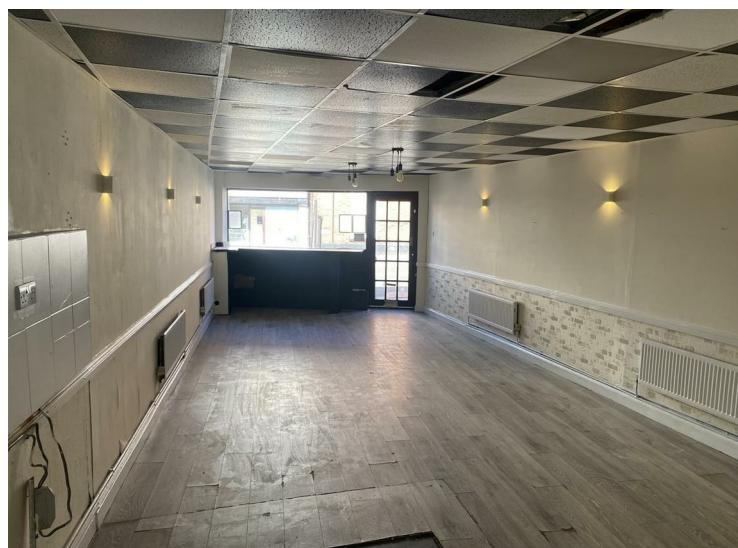


Preparation Room

8'6" x 6'10" (2.6m x 2.1m)



Main Area



Having a large display window to the front, laminate wood effect flooring, 5 radiators, wall light fittings, suspended ceiling with black and white tiles door to lobby and preparation room.

Lobby

Double glazed too to the rear, laminate wood effect flooring, further doors to the cloakroom and store room.

Cloakroom

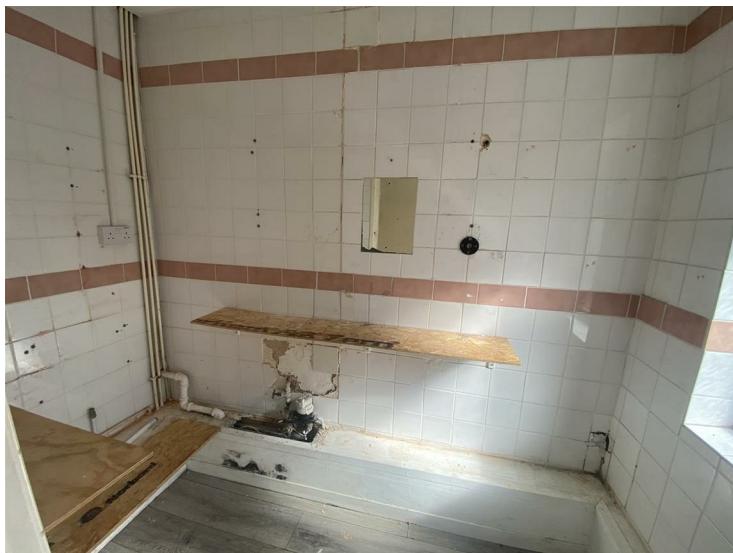
6'2" x 3'11" (1.9m x 1.2m)



Fitted with a pedestal wash hand basin, W/C, tiled walls and wood effect laminate flooring.

Storage Room

8'2" x 3'11" (2.5m x 1.2m)



Having a double glazed window to the rear and wood effect laminate flooring.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Rateable Value

From 1st April 2023 - present £3,750.00

Rates Payable

Small business multiplier - 49.9pence 2024/2025 (3750.00 x 0.499) = £1,871.25

Small Business Rate Relief maybe available - Make further enquiries with the local council for more information.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-31-03-2025-V1



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	