AP MORGAN



Worcester Road, Bromsgrove, Worcestershire

Asking Price £450,000

Features:

- Freehold mixed-use investment in Bromsgrove town centre
- Fully let, bringing in £42,600 a year (£3,550 a month)
- Around 9.5% gross yield at the asking price
- Restaurant let at £27,000 a year with about 10 years left on the lease
- The restaurant business is not affected by the sale
- First-floor two-bedroom flat let at £750 a month
- Second-floor one-bedroom flat let at £550 a month
- Rear parking, close to shops, schools and Bromsgrove station

Description:

Income-producing freehold on Worcester Road: a let restaurant with a two-bedroom flat and a one-bedroom flat above.

Fully let freehold in Bromsgrove town centre: an established restaurant with two flats above, bringing in £42,600 a year. The restaurant business is unaffected by the sale.

A chance to buy the freehold of a fully let mixed-use building in Bromsgrove town centre. It has a restaurant on the ground floor, a two-bedroom flat on the first floor and a one-bedroom flat on the second floor. It suits an investor looking for a hands-off income from both commercial and residential tenants.

The ground floor is let to an established restaurant, with around ten years left on the lease at £27,000 a year. The business is not affected by the sale. The restaurant keeps trading as normal and the tenant stays in place, so a buyer takes on the income from completion. The unit has a modern dining area, a bar, a commercial kitchen and customer WCs.

Both flats upstairs have their own separate entrances and are let. The first-floor flat has two bedrooms and is let at £750 a month. The second-floor flat has one bedroom and is let at £550 a month.













The building sits on a busy town centre road among shops, cafés and restaurants. It's within easy reach of local amenities, well-regarded schools and Bromsgrove railway station, about a mile away. Rental demand in the area is strong for both commercial and residential tenants.

Tenure: Freehold

Rental income: Restaurant £27,000 pa · First-floor flat (2 bed) £9,000 pa · Second-floor flat (1 bed) £6,600 pa · Total £42,600 pa (£3,550 pcm)

Gross yield: approx. 9.5%

Council tax: Both flats Band A

EPC ratings: Restaurant C · Flat 74a E · Flat 74b D

Services:
Restaurant: mains gas, electricity, water and drainage, gas heating.
Flats: mains electricity, water and drainage, electric heating.

Parking: Rear parking

Council Tax Band: A (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.











