



Brunswick House, 23 High Street,  
Cleobury Mortimer, DY14 8BY

G HERBERT  
BANKS  
EST. 1898

**Brunswick House, 23 High Street, Cleobury Mortimer, DY14 8BY**

Business not affected. A freehold investment including shop and three flats.

- **Freehold Investment subject to tenancies**
- **Providing a current rental income of £34,800 per annum (Gross)**
- **Centrally located to Cleobury High Street with a corner position onto Eagle Lane.**
- **Total Let Floor Area 4.410sqft**

Kidderminster 11.8 • Bewdley 8 • Worcester 20.5  
Birmingham 30  
Approximate Distance in Miles

### **Situation**

Brunswick House is centrally located in this attractive market town. The High Street has a range of retail occupiers, which serves the surrounding community; also having a number of public houses and restaurants. There is a primary School and Lacon Childe High School. Professional occupiers include Doctors and Dentists.

### **Description**

This Grade 2 listed property is of brick and stone construction, having been originally constructed as The Eagle Hotel, following which it was the Midland Bank for just over 100 years and was operated as a Post Office, then general stores since 1992. The property is 3 stories, with rear access via Eagle Lane, with a separate rear entrance, serving the shared staircase to the apartments above.

### **Accommodation**

The ground floor retail premises has both steps and an access ramp to front with overhead canopy and signage onto High Street. The current Londis business is not included nor affected by this sale. It has double doors opening into an automatic glazed door serving the shop. Internally the premises is fitted with a suspended ceiling inset with LED lights and fitted out with the Tenants racking and storage. This is an extremely popular convenience store, with there being no mainstream supermarkets in the Town. There is a rear kitchen and W.C. block to rear. In addition, there is access

to the useful basement, which provides head height storage, with additional rear access off Eagle Lane. There are five separate rooms in the basement area.

Ground floor 1,245sqft (115.7m<sup>2</sup>)

Basement 678sqft (63.01m<sup>2</sup>)

To the first floor is a large single apartment providing 3 bedroomeed accommodation, along with entrance hall, refitted kitchen, living room and bathroom.

1,280sqft (119m<sup>2</sup>)

To the second floor are two further flats, each comprising of entrance hall, 2 bedrooms, living room, kitchen and bathroom.

2 x 603sqft (56m<sup>2</sup>)

The above measurements have been taken on a Gross Internal basis.

### **GENERAL INFORMATION**

#### **Tenancies**

The ground floor and basement are let with a 6-year lease commencing March 2023 at a current rental of £10,800 per annum. There is a rent review after the 3<sup>rd</sup> year. Subject to contract, the tenants have agreed with the Landlord to extend the lease up to a term of 15 years. Updates regarding this are available from ourselves as agent.

The residential flats are held on assured shorthold tenancies, with the first floor flat let at £775pcm and flat A second floor £550pcm and flat B £675pcm.

#### **Tenure**

The property is Freehold and shall be sold subject to the above tenancies.

#### **Guide Price**

Offers based on £395,000

### **VAT**

We are informed by the Owner that the premises is not subject to VAT

### **Energy Performance**

Ground Floor retail: D81

Flat 1: E39

Flat 2: C69

Flat 3: C73

#### **Agents Notes**

#### **Services**

We understand that mains electricity, water and drainage are available to the property. There are separate meters to each of the properties.

#### **Local Authority**

Shropshire Council

Council Tel: 0345 678 9000

#### **Fixtures and Fittings**

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### **Money Laundering**

The successful purchaser will be required to submit information to comply with money laundering regulations.

#### **Viewing**

Via the Sole Agent's Great Witley Office

Tel: 01299 896968. **Contact: Nick Jethwa**

**Email: [nj@herbertbanks.co.uk](mailto:nj@herbertbanks.co.uk)**

#### **Directions**

The property is located in a prominent position on the High Street, being on the left hand side when heading from the Kidderminster direction.

What3words ///wobbles.increment.pocket