Freehold Investment Property For Sale

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk

5-11, Lombard Street, Stourport-on-Severn DY13 8DP

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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- Freehold Investment Property for sale subject to existing tenancies of 3 Shops & 5 self-contained Flats
- Development potential – Void rooms may be suitable for conversion
- Rare opportunity – owned in the same family for over 90 years
- Busy trading location in the popular Tourist Town of Stourport-on-Severn
- Street car parking directly opposite
- Close to Tannery Retail Park – B & M, St Richard's Hospice, Angling Direct + 145 space car park
- For sale by auction on 22nd October 2026 – unless sold prior
- Gross rental income £56,630.44 per annum
- Guide price - £475,000+
- VAT not applicable

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These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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Entrance to Flats

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Entrances to Flats 5a, 7b, 9a & 11a

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Entrance to Flat 5b

Kitchen of Flat 5b

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2 vacant stores

Detached outbuilding/ex WC

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Location

Stourport-on-Severn is a popular tourist town and enjoys an attractive riverside setting.

It offers a mix of historic canals, riverside walks, family-friendly parks, and cultural experiences for visitors of all ages.

It is a well-established trading location with a busy town centre where occupiers include Tesco, Lidl, Superdrug, Costa Coffee and Specsavers.

The property is situated just off the High Street in a busy trading location opposite several on-street car parking spaces. It is very close to the entrance to Tannery Park which is anchored by B & M together with a 145-space customer car park. There are other car parks very close by.

Description

The property is 3 storeys at the front and comprises of 3 shops on the ground floor.

Upon the first and second floors there are 4 self-contained flats, 3 of whom have 1 bedroom, the other 2 bedrooms.

The flats and rear of the shops are accessed by the gated passage between no's 5/7 (t/a Ellie Jay) and no.9 (t/a SCD Doors) Lombard Street.

Description continued

The passage leads to a rear yard where there is a separate external staircase providing access to 4 of the flats (no's 5a, 7b, 9a & 11a) situated above the shops.

In the rear yard there is a separate 2 storey building situated behind the main property.

Upon the first floor there is a self-contained 1-bedroom flat (no.5b) which has recently been let.

Upon the ground floor of the rear building and below flat no.5b, are 2 vacant storerooms, one of whom it is understood was formerly used as a Dog Grooming Salon.

To the side of the 2 storerooms in a side yard area there is a separate detached small store/ex W.C.

Development Potential

It is considered that the 2 storerooms and detached small store/ex WC may offer some development potential for commercial or residential use, subject to the usual consents.

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Accommodation

The property comprises of the following approximate gross internal floor areas:-

Shops: -

No.5/7	(t/a Ellie Jay):	578 sq ft (53.7 sqm)
No.9	(t/a SCD Doors):	1,382 sq ft (128.4 sqm)
No.11	(t/a Serendipity) *:	529 sq ft (49.2 sqm)

**Includes a detached studio in rear yard.*

Outbuildings: -

Rear Store 1 (below flat 5b):	94 sq ft (8.7 sqm)
Rear Store 2 (below flat 5b):	140 sq ft (13 sqm)
Small Detached Store/Ex WC:	28 sq ft (2.6 sqm)

Flats:-

No.5a:	Living Room, Kitchen, 1 Bedroom and Bathroom.
No.5b:	Living Room, Kitchen, 1 Bedroom and Bathroom.
No.7b:	Living Room, Kitchen, 1 Bedroom and Bathroom.
No.9a:	Living Room, Kitchen, 2 Bedrooms and Bathroom.
No.11a:	Living Room, Kitchen, 1 Bedroom and Bathroom.

Energy Performance Certificate (EPC)*

Shops: -

No.5/7:	Band C
No.9:	Band C
No.11:	Band B

Flats:-

No.5a:	Band D
No.5b:	Band E
No.7b:	Band E
No.9a:	Band C
No.11a:	Band D

Business rates and Council Tax assessments*

Shops: -

No.5/7:	Rateable Value:	£6,800
No.7a (vacant store):	Rateable Value:	£890
No.9:	Rateable Value:	£9,100
No.11:	Rateable Value:	£6,600

Flats:-

All Flats:	Band A

**This information should be verified by interested parties. Further details available online at www.gov.uk.*

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Tenure

The property is available for sale Freehold subject to the existing tenancies (see below).

For sale by auction on 22nd October 2026 – unless sold prior.

Guide Price

£475,000+ (see over for further details of the definition of guide and reserve price)

Plus fees (see over for costs at auction)

VAT

It is understood that VAT will not be charged.

Tenancies

A full schedule of tenancies is included over.

The current gross rental income is £56,630.44 pa.

This excludes any future development potential.

Viewing

Strictly by prior appointment with ourselves or our Joint Auctioneers:-

Bond Wolfe
Est. 1983

Ian Tudor – Commercial Auction Director
O121 312 1212
itudor@bondwolfe.com

Subject to Contract September 26 (revised)

Tenancy Schedule*

Address	Tenant*	Guarantor*	Deposit	Start	Expiry	Rent Review	Break Clause	Rent	Notes
5-7 Lombard Street	t/a Elle Jay		£1,750	7/10/22	8/10/27	-	6/10/24 Landlord & Tenant	£7,000pa	Outside Act
9 Lombard Street	t/a SCD Doors		£1,700	10/10/25	9/10/29	10/10/27	10/10/27 Landlord & Tenant	£10,200pa	Outside Act
11 Lombard Street	t/a Serendipity		£545	1/7/24	30/6/29	-	31/12/25 Landlord & Tenant	£7,030.44pa	Outside Act
5A Lombard Street	Private individual		£634	25/4/25	31/10/25			£575/month	AST
5B Lombard Street	Private individual		£570	25/9/26	Periodic			£495/month	AST
7B Lombard Street	Private individual		£634	1/8/25	31/1/26			£550/month	AST
9A Lombard Street	Private individual		£692	14/2/25	31/8/25			£625/month	AST
11A Lombard Street	Private individual		£328	1/9/24	31/2/25			£455/month	AST

***Interested parties should verify this information for themselves – copies of agreements will be provided in the legal pack**

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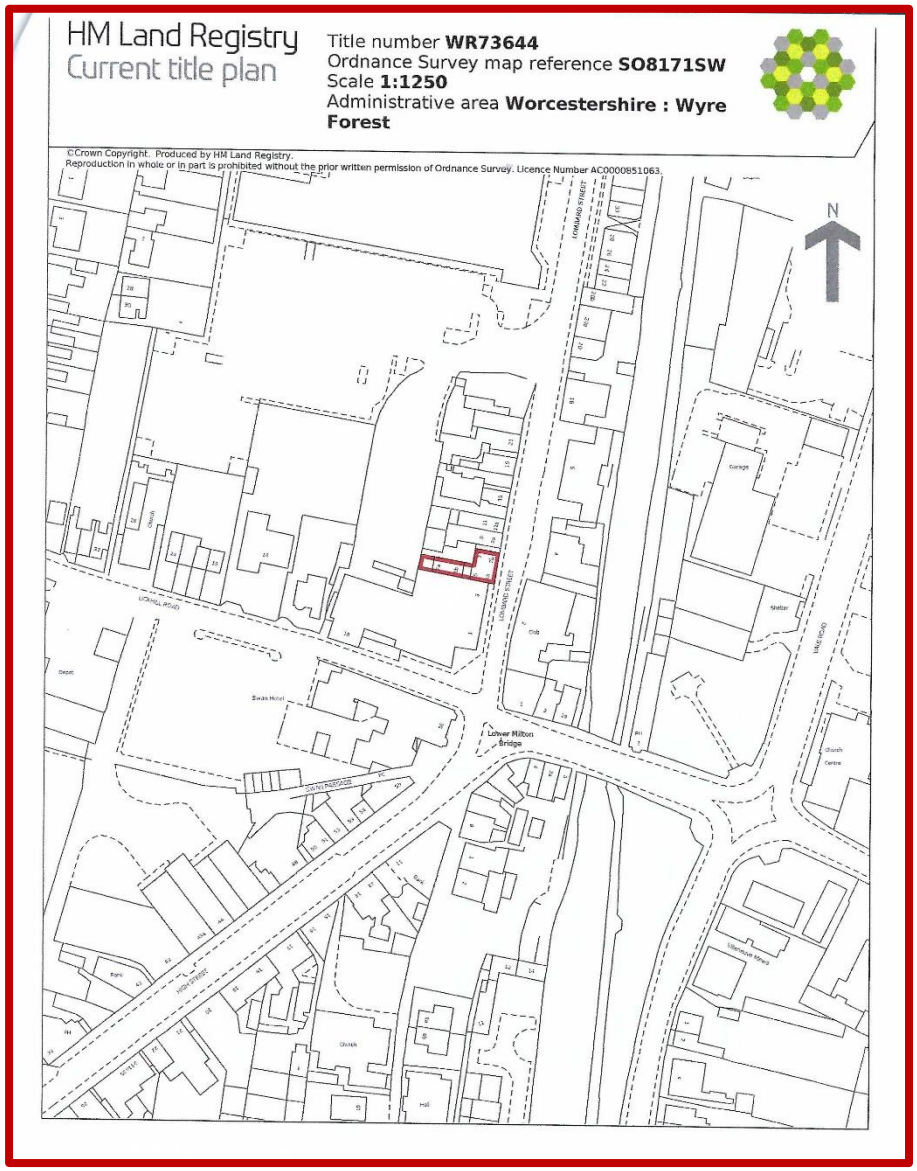

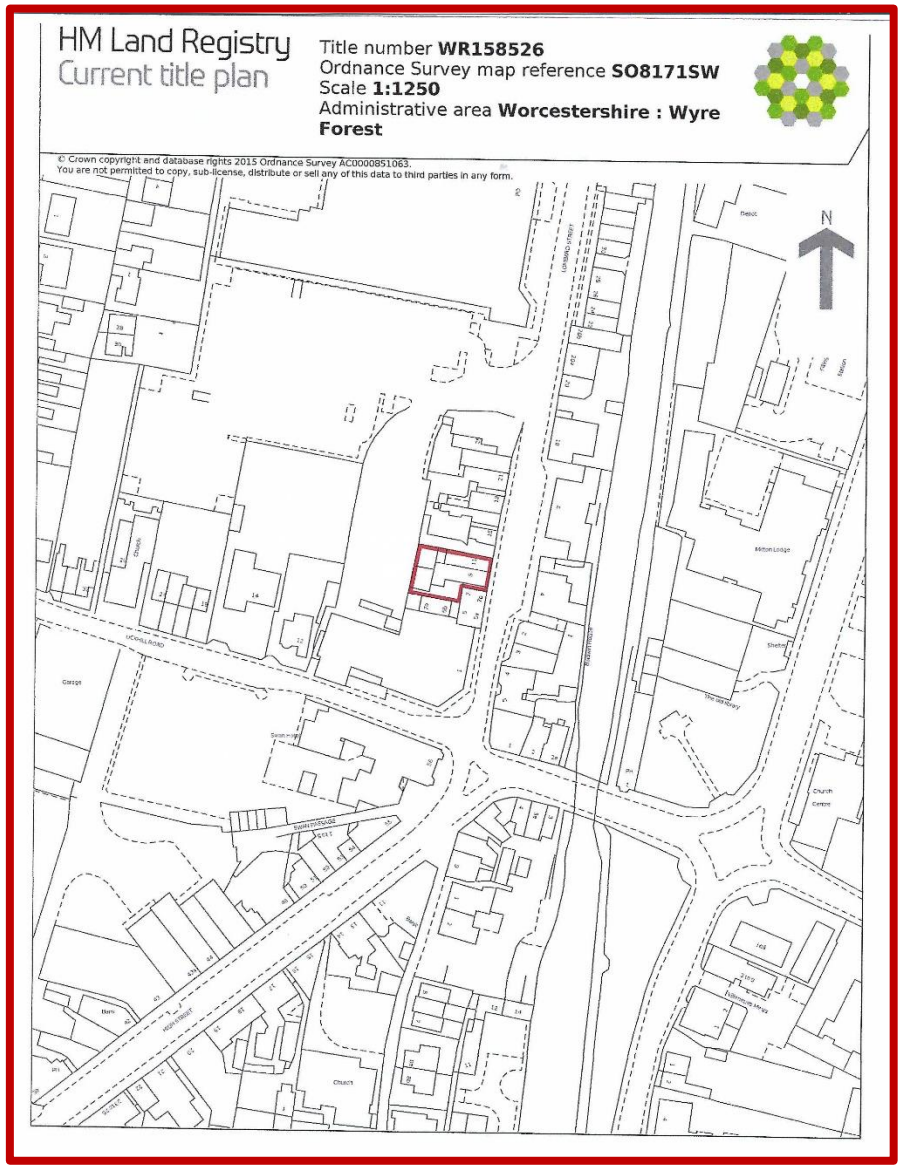

Land Registry Plans (not to scale) – Property is held in 2 Titles. Further information available in Legal Pack

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DEFINTION OF GUIDE & RESERVE PRICE

All properties are sold subject to a reserve price, which is the minimum price the seller is willing to accept and is confidential between the seller and Auctioneer. The guide price is only an indication as to where the reserve is currently set and not necessarily the Auctioneers expectation of what it will sell for. If the guide price is a bracket figure, then the reserve price cannot be higher than the top end of the guide price, if the guide price is a fixed figure, then the reserve cannot be more than 10% above the guide price.

The guide price and reserve price can be subject to change at any time up to and including the auction day and, properties can often sell for substantially more than the quoted guide price.

COSTS AT AUCTION

When buying at auction you will unconditionally exchange contracts on the fall of the auctioneer's gavel, please therefore ensure you have read the legal pack for each property prior to bidding. They are all individual and include the terms and conditions of your purchase as well as any costs in addition to the purchase price.

The sale of each lot is subject to an administration fee of £2,700 inc VAT (£2,250.00 + VAT) (unless otherwise stated in the important information), payable on the fall of the gavel/at the end of the online auction. Please note that the administration fee for the Local Authority lots may differ and all interested parties should enquire directly with the Auctioneers as to the fee applicable.

Any additional costs excluding the administration fee will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack has been prepared by the seller's solicitor(s), who are responsible for its contents and disclosing all know information. It is available to download free of charge under the 'lot information', and you take responsibility for reading and understanding the legal pack and are bound by all the contents. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

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