Freehold Investment Property For Sale

7 Load Street
Bewdley DY12 2AF

NICHOLAS BRETT & CO

Chartered Surveyors

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- Freehold for sale subject to existing tenancies of Shop & 2 self-contained Flats
- Rare opportunity – owned by same family for over 50 years
- Prime trading location in the popular Tourist Town of Bewdley
- Operated as a Convenience Store continually for over 40 years – presently trading as Morrisons Daily & Post Office
- Large property with outbuildings offering development potential
- Grade II Listed
- For sale by auction on 10th December 2025 – unless sold prior
- Gross rental income £25,680 per annum
- Guide price - £275,000+
- VAT not applicable

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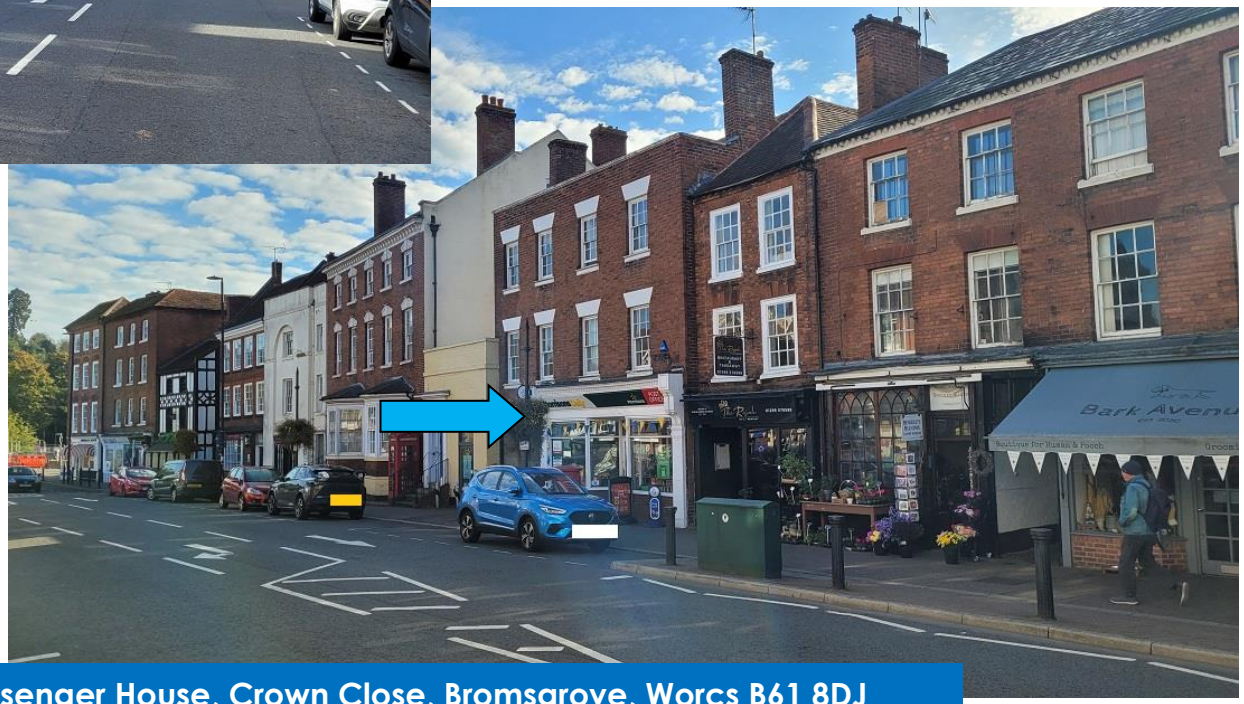
These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify 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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Rear Store/Ancillary –
Included in Shop demise

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External Store/Outbuilding –
Included in Shop demise

Store included in Shop demise

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Rear Store/Ancillary –
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Rear elevation of Flats

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Location

Bewdley is an attractive Georgian Town nestled on the River Severn in an area with a rich agricultural and industrial history.

It is 3.5 miles west of Kidderminster, 12.5 miles north of Worcester and 23 miles southwest of Birmingham.

Retaining its unique charm with a wealth of listed buildings, it is a popular tourist destination. As well as river trips, attractions include the much-acclaimed Bewdley Museum, West Midland Safari Park and Severn Valley Railway.

Bewdley has an attractive shopping and riverside area offering a range of pubs, restaurants and cafes.

The property occupies a prominent and prime trading location in the Town Centre. Close by there are Independent Traders as well as Sainsburys Local, St Richards Hospice & Tesco Express

There is street parking to the front of the property, and several car parks close by.

Description

The property comprises of an attractive and substantial Grade II Listed building. The ownership includes the passage to the side. Please see attached Land Registry plan.

The property is 3 storeys at the front, comprising of the Convenience Store at ground floor, with 2 self-contained 1-bedroom flats situated over the first and second floors.

The shop is deceptively large, with the demised area extending into several rear buildings including ground floor stores, basement, mezzanine and first floor. Included in the shop demise and situated across the side passageway at the rear, there is a large open external store. The area demised to the shop is shown on the attached lease plan.

The 2 flats are accessed by a separate entrance in the side passageway.

It is understood that the shop has traded as a Convenience Store under various trading names continually for over 40 years.

Development Potential

It is considered that the extensive size and layout of the property which includes the side passage, may provide development potential in the future, subject to possession and the usual consents.

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Accommodation

The property comprises of the following approximate areas* and dimensions:-

Shop:-

Internal Width (front)	20'8"	(6.3m)
Shop Depth	89'3"	(27.2m)
Ground Floor Sales	1,451sq ft	(134.8 sq m)
Ground Floor Storage	785 sq ft	(72.9 sq m)
Basement Storage	212 sq ft	(19.7 sq m)
Basement Office	60 sq ft	(5.6 sq m)
Mezzanine Staff Room	124 sq ft	(11.5 sq m)
Mezzanine Kitchen	31 sq ft	(2.9 sq m)
Mezzanine Storage	129 sq ft	(12.0 sq m)
First Floor Storage	930 sq ft	(86.4 sq m)
Ground Floor External Storage	1,065 sq ft	(98.9 sq m)
Total	**4,787 sq ft**	**444.7 sq m)**

**Floor areas obtained from business rates assessment*

First Floor (Front):-

Self-contained Flat having a Living/Dining Room, Kitchen, Bedroom and Bathroom.

Second Floor (Front):-

Self-contained Flat having a Living/Dining Room, Kitchen, Bedroom and Bathroom.

Energy Performance Certificate (EPC)

It is understood that in general Grade II Listed buildings may not require an EPC, although interested parties should make their own enquiries.

Tenure

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

For sale by auction on 10th December 2025 – unless sold prior.

Guide Price

£275,000+ (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.

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Tenancies

Shop:

Let to Alliance Property Holdings Limited* t/a Morrisons Daily & Post Office, from 1/10/25 – 25/10/33 at a rent of £15,000pa. There is a rent review effective 26/10/28, with tenant-only break clauses effective 25/10/26 and 25/10/30.

**The principal activity of Alliance Property Holdings Limited is that of operating convenience and newsagent stores. It is a subsidiary of WM Morrison Supermarkets Limited.*

Flats:

Flat 1 – Let on a periodic tenancy at £490 per calendar month
Flat 2 - Let on a periodic tenancy at £400 per calendar month

The total gross income is £25,680 per annum

Business rates and Council Tax assessments*

Shop:	Rateable Value:	£22,750
Flat 1:	Council Tax:	Band B
Flat 2:	Council Tax:	Band B

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

Viewing

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

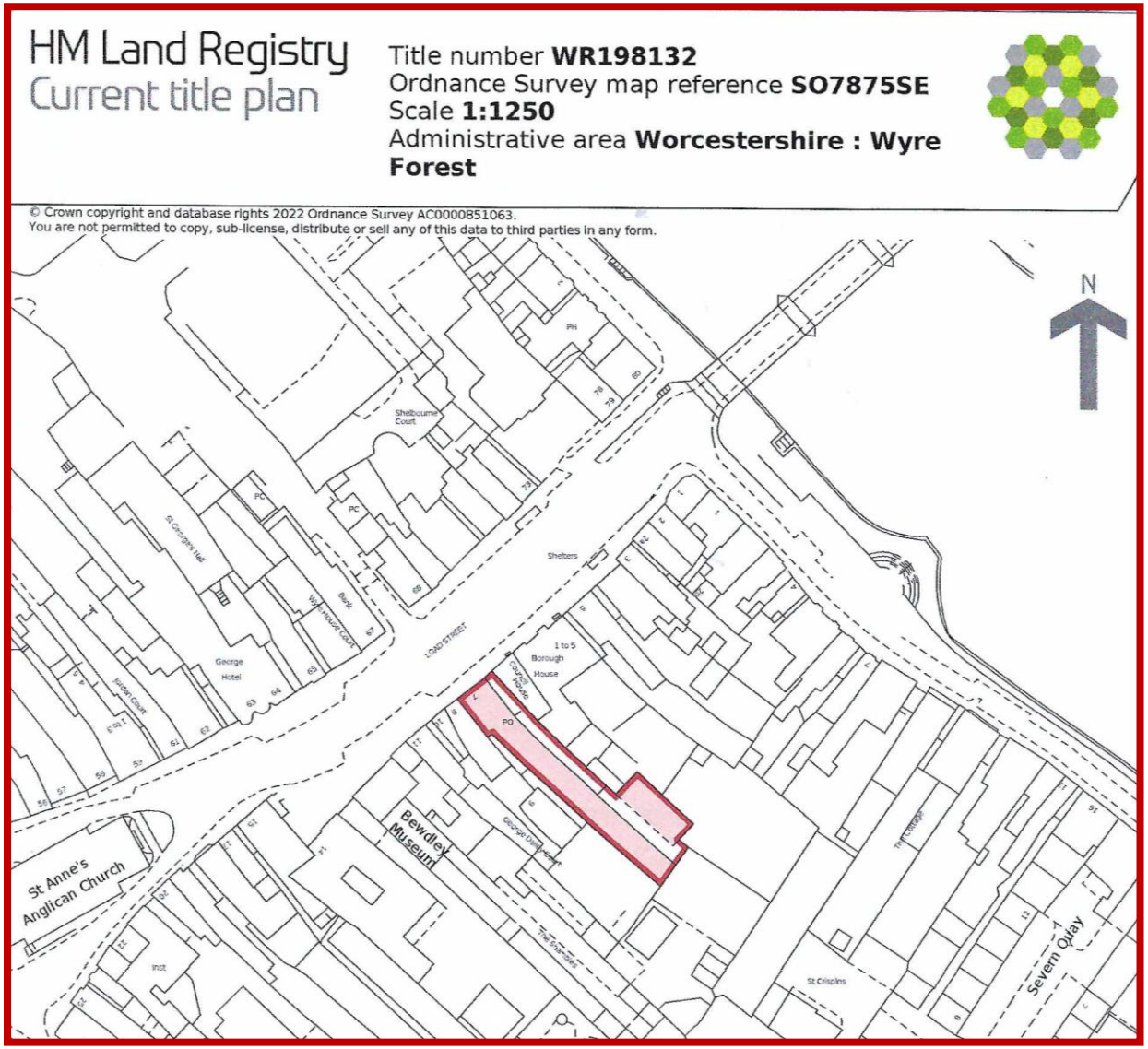
Bond Wolfe
Est. 1983

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

Video Tour

Click **here** for an external You Tube Video Tour Link.

Subject to Contract October 2025



Title Plan – Not to Scale

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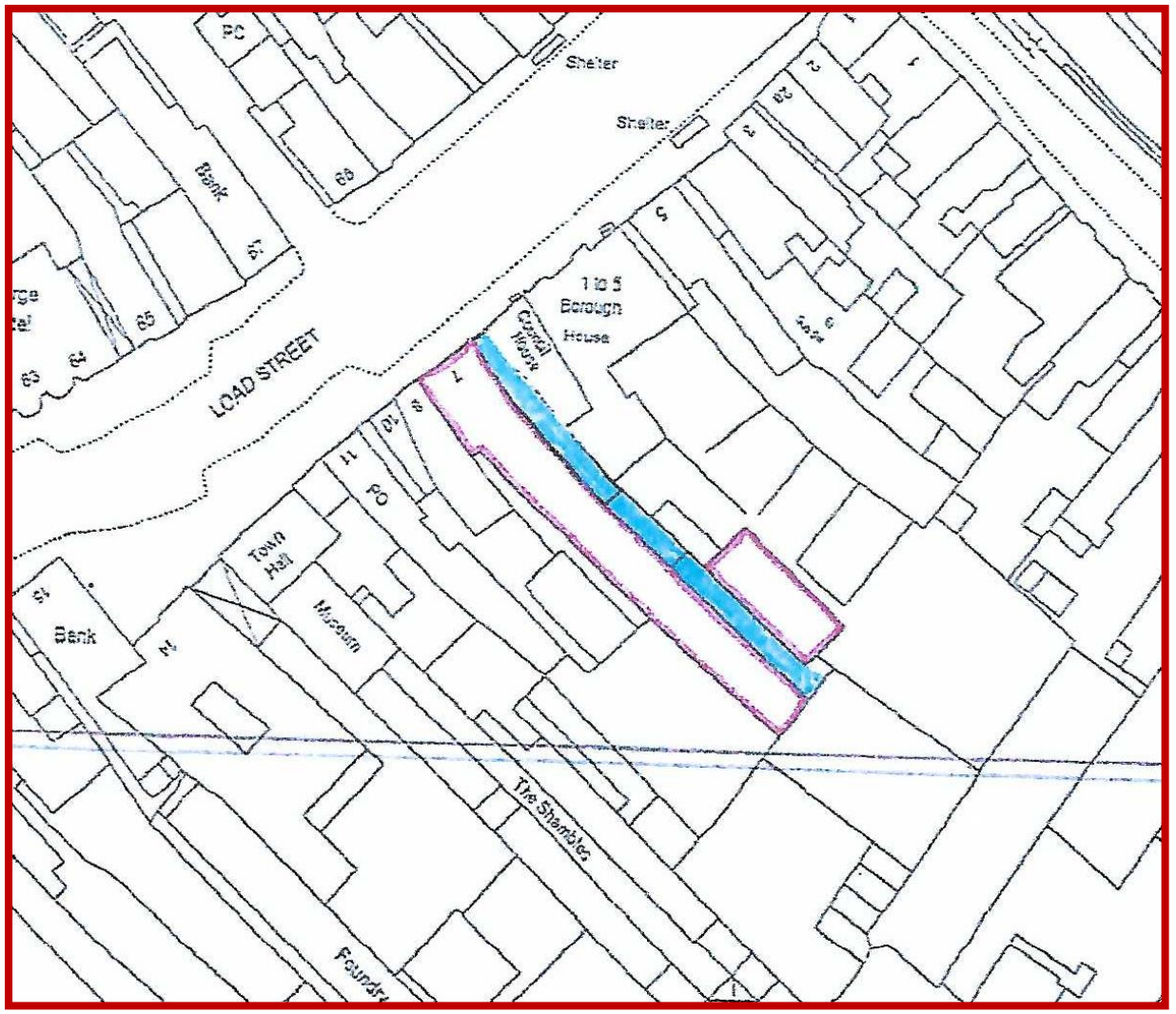

Lease Plan – Not to Scale

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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 £2,340 inc VAT (£1,950.00 + 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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