

**Price  
Reduction**

**For Sale**

**Restaurant / Café**



**18 Teme Street, Tenbury Wells, Worcestershire,  
WR15 8BA**

**Freehold restaurant / café  
Substantial residential accommodation**

- Prominent position
- Large patio / garden to rear
- 4 bedroom residential accommodation on upper floors

**Edward  
Symmons**

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#### LOCATION

The property is located in a prominent position on Teme Street in the centre of Tenbury Wells.

#### DESCRIPTION

The property comprises a substantial Grade II Listed licensed restaurant / café with self contained 4 bedroom residential accommodation. The building is arranged over three storeys and basement with a single storey extension to the rear.

The trading areas are located on the ground floor of the property and include a dining / café area, kitchen, stores and WC facilities.

The residential accommodation to the upper floors comprises 4 double bedrooms, lounge, kitchen and two bathrooms.

To the rear is a large patio / garden area which could be used for additional seating / smoking area.

There is a two storey brick building located adjacent to the patio area currently used as storage.

#### SERVICES

We understand that the property is connected to mains services including water, electricity, drainage and gas.

#### TENURE

The property is freehold.

#### LICENSES

We understand the property has the benefit of a premises license. Interested parties should make their own investigations with Malvern Hills District Council.

#### PLANNING

The property has planning consent for use as a restaurant / café, alternative uses may be suitable subject to planning. Interested parties should make their own enquiries of the Local Planning Authority.

#### RATES

The rateable value is £6,700.

The residential accommodation has been allocated Band 'C' for council tax purposes.

#### PRICE

Offers in the region of £325,000 are invited for the benefit of the freehold interest.

#### VAT

All prices are quoted exclusive but may be liable for VAT at the prevailing rate.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

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