

TO LET



PROMINENTLY LOCATED SHOP 1 BROAD STREET, WORCESTER, WR1 3LH



LOCATION

The premises are located in an excellent trading location close to the junction with High Street. The property is immediately adjacent to Shoe Zone and David Christopher jewellers. Other occupiers in the immediate vicinity include Patisserie Valerie, Mountain Warehouse, Caffè Nero, Specsavers, Game, Nationwide Building Society, etc.

DESCRIPTION

The premises comprise a ground floor shop with further ancillary accommodation on the three floors above.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH (FRONT)	16'6"	5.0 m
NET GROUND FLOOR AREA	615 sq ft	57 sq m
FIRST, SECOND & THIRD FLOORS		
OFFICE/STORAGE	835 sq ft	78 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£32,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £30,000

Rates Payable 2017-2018: £13,980

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 93 (Band D). A copy of the certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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