

TO LET



RETAIL PREMISES

42 THE SHAMBLES, WORCESTER, WR1 2RE



LOCATION

The premises are well located on The Shambles within Worcester City Centre. The property is adjacent to Card Factory and Max Spielmann, opposite Greggs and Vodafone, and close to major retailers including Marks & Spencer, Argos, JD Sports and TK Maxx.

DESCRIPTION

The premises comprise a retail unit with ground floor sales area and upper floor storage accommodation.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	16'11"	5.2 m
SHOP DEPTH	65'4"	19.9 m
NET GROUND FLOOR AREA	1030 sq ft	95.7 sq m
TOILET		

FIRST, SECOND & THIRD FLOORS

STORAGE	1145 sq ft	106.4 sq m
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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

£29,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £28,250

Rates Payable 2017-2018: £13,532

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 92 (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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