

# FOR SALE OR TO LET



## FORMER RESTAURANT PREMISES ANGEL STREET/CROWN PASSAGE, WORCESTER, WR1 3LL



### LOCATION

The premises form part of the Crown Passage development where Wetherspoon's Crown Public House is located. The main entrance to the unit is directly from Angel Street, opposite the Horn and Trumpet Public House. The property is close to Tramps Night Club, McDonalds, Shipleys Amusements, etc.

### ACCOMMODATION

The floor areas below have been taken from the Rating Valuation and relate to Gross Internal Floor Areas. They do not take into account the area occupied by the staff toilets.

### TENURE

Freehold.

### PRICE

£500,000.

### LEASE

The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed upon at a rental of £45,000 per annum (exclusive of Rates).

### FLOOR AREAS

GROUND FLOOR AREA	2350 sq ft	218 sq m
BASEMENT	1863 sq ft	173 sq m
FIRST FLOOR	807 sq ft	75 sq m
TOTAL FLOOR AREA	5020 sq ft	466 sq m

### RATING ASSESSMENT

Rateable Value: £34,500. Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

### SERVICE CHARGE

An annual service charge equating to 24.67% of the total service charge is paid directly to J D Wetherspoon, who are the freehold owners of Crown Passage.

### PLANNING

The property was formerly operated as 'Ask Restaurant'. The premises are suitable for many other uses subject to planning. We understand that the property lies within the Historic City Conservation Area and is Grade II Listed.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 161 (Band G). A copy of the certificate is available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### VAT

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

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Internal video - <https://youtu.be/budeGR3TkZA>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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