

# TO LET



## LARGE RETAIL UNIT 1 ST JOHNS, WORCESTER, WR2 5AE



### 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

£5,950 pa (exclusive of rates).

### RATING ASSESSMENT

The property will be re-assessed once the building works have been completed.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be available shortly.

### SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for a contribution towards the payment of the service charge and building insurance of £500 + VAT per annum.

### LEGAL COSTS

Each party is 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.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/feo-ciV1al4>

Internal Video - <https://youtu.be/vtxYlhCuKC4>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

### LOCATION

The premises are prominently located within St Johns, opposite the junction with Henwick Road. St Johns is a popular district of Worcester, where multiple occupiers including Sainsburys, Co-Op Supermarket and Subway are represented.

### DESCRIPTION

The premises comprise a large Grade II Listed retail unit. Car Parking is available by way of a separate licence.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	13'11"	4.2 m
TOTAL GROSS FLOOR AREA	310 sq ft	29 sq m

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