

TO LET



GROUND FLOOR SHOP UNIT 1 ST JOHNS, WORCESTER, WR2 5AE



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 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)	14'0"	4.3 m
TOTAL FLOOR AREA	480 sq ft	44 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

£5,950 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £9,200
Please contact the Local Authority for further information.

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-ciVlal4>

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

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on 01527 821 111

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