

TO LET



GROUND FLOOR SHOP

37 BROMYARD TERRACE, ST JOHNS, WORCESTER, WR2 5BW



LOCATION

The premises are located just off Bromyard Road immediately adjacent to Spice Cuisine and close to the Library. St Johns is a popular district of Worcester where Sainsburys, Co-op Supermarket and Subway are all represented.

DESCRIPTION

The premises comprise a ground floor lock-up shop having the benefit of 1 car parking space.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH	12'8"	3.9 m
SHOP DEPTH	30'6"	9.3 m
NET GROUND FLOOR AREA	385 sq ft	36 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

£6,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £5,100

Rates Payable 2019-2020: £2,504

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 118 (Band E). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which is currently £100 per annum. Building insurance for the current year is

LEGAL COSTS

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

VAT

We understand that VAT is not 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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