

# TO LET



## FIRST FLOOR PREMISES

51 UPPER TYTHING, WORCESTER, WR1 1JY



### LOCATION

The premises are situated on the first floor above Premier Carpets & Flooring. The property is well located immediately opposite RGS and close to Machine Mart. Upper Tything forms part of the A38, which is one of the main arterial roads leading into Worcester City Centre.

### DESCRIPTION

The first floor premises have access via Premier Carpets & Flooring. They are suitable for many uses including retail, studio, office, etc, subject to planning consent.

### ACCOMMODATION

The premises comprise the following:-

<b>FIRST FLOOR</b>			
ACCOMMODATION	780 sq ft	72 sq m	

### LEASE

The property is available by way of a new lease for a minimum term of 2 years.

### RENTAL

£600 pcm (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £4,650

Rates Payable 2019-2020: £2,283

Please contact the Local Authority for further information.

### ELECTRICITY

The tenant is to pay a contribution towards the cost of electricity.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 147 (Band F). A copy of the certificate is available upon request.

### 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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