

# TO LET



## PRIME RETAIL PREMISES 29 HIGH STREET, WORCESTER, WR1 2QL



### LOCATION

The premises are situated in an absolutely prime trading position on the main High Street. The property is directly opposite the Guild Hall, adjacent to Hotter Shoes and close to Costa, Pandora, Joules, Hotel Chocolat, Marks & Spencer, Clarks, White Stuff, Co-Op Travel, etc.

### DESCRIPTION

The premises comprise a ground floor shop with upper floor storage, formerly trading as Moshulu.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>GROUND FLOOR</b>		
INTERNAL WIDTH (FRONT)	15'9"	4.8 m
SHOP DEPTH	75'6"	23.0 m
NET GROUND FLOOR AREA	1065 sq ft	99 sq m
<b>FIRST FLOOR</b>		
FIRST FLOOR AREA	385 sq ft	36 sq m
<b>SECOND FLOOR</b>		
SECOND FLOOR AREA	460 sq ft	43 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

£65,000 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £59,500

Rates Payable 2019-2020: £29,988

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.

### BUILDING INSURANCE

Building insurance for the year June 2019 to June 2020 is £979.76

### 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:

360 degree external Video - <https://youtu.be/D6BD1RT9TmM>

Internal Videos - <https://youtu.be/iePxdVLgW6Q>

<https://youtu.be/ST82ujOHfbl>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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