

TO LET



GROUND FLOOR SHOP

43 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. The property will be measured shortly, and exact figures will be provided.

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. The lease is to be outside the Landlord & Tenant Act 1954.

RENTAL

£6,000 pa (exclusive of rates).

RATING ASSESSMENT

Please contact the Local Authority for further information. The property will be re-assessed once the division works are completed.

ENERGY PERFORMANCE CERTIFICATE

The whole property 39-43 Bromyard Terrace has a rating of 99 (Band D). 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 to be confirmed

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.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - https://youtu.be/RT8O_FPcXpE

Internal Video - <https://youtu.be/KaChtq4wCnY>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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