

TO LET



GROUND FLOOR SHOP 19 MEALCHEAPEN STREET, WORCESTER, WR1 2DQ



LOCATION

The premises are located in an excellent trading position on the busy Mealcheapen Street in Worcester City Centre close to the junction with the Shambles. The shop is immediately adjacent to Blue Cross and close to Holland and Barrett, Oxfam, Dominic Tunnell Opticians.

DESCRIPTION

The premises comprise a ground floor lock-up shop having the benefit of rear access for loading.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	17'3"	5.26 m
SHOP DEPTH	4'8"	14.8 m
NET GROUND FLOOR AREA	610 sq ft	57 sq m
TOILET FACILITIES		

LEASE

The property is available by way of a new fully repairing and lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£22,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £16,250

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished.

Please contact the Local Authority for further information.

BUILDING INSURANCE

The building insurance is approximately £392.35 per annum for the year to November 2020

ENERGY PERFORMANCE CERTIFICATE

The ground floor has a rating of 42 (Band B). A copy of the certificate is available upon request.

LEGAL COSTS

Each party are 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/tqrEgoLnigY>

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

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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