

TO LET



PRIME RETAIL PREMISES 46 HIGH STREET, WORCESTER, WR1 2QB



LOCATION

The premises are located in a 100% prime trading location on the main High Street. The property is adjacent to **O2** and **Fraser Hart**, being close to **Marks and Spencer**, **Trailfinders**, **TK Maxx** etc.

DESCRIPTION

The premises comprise of ground, first and second floor.

ACCOMMODATION

Approximate internal dimensions and areas are detailed

GROUND FLOOR

INTERNAL WIDTH (FRONT)	13'6"	4.12 m
MAXIMUM SHOP DEPTH	111'6"	33.98 sq m
NET GROUND FLOOR AREA	1222 sq ft	113 sq m

FIRST FLOOR

OFFICE/STORAGE/STAFF	721 sq ft	67 sq m
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SECOND FLOOR

ACCESSIBLE BY LOFT LADDER

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

£45,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£80,500**. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance is **£630.22** per annum. Service charge is approximately **£415.00** per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 65 (Band C). 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/bRh3cZHIZrM>

Internal Video - <https://youtu.be/KfwfyRzRnV4>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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