

TO LET



19-21 PUMP STREET, WORCESTER, WR1 2QX



LOCATION

The premises are very prominently situated with Worcester City Centre on the corner of The Shambles and Pump Street.

The property is adjacent to **Shakeaway** and close to **Specsavers, Cash Convertors, Coffee #1, Umberto Giannini, CEX** etc

DESCRIPTION

The premises comprise a ground floor retail unit having display frontage to both the Shambles and Pump Street with staff/storage/office accommodation at Basement and First Floor.

ACCOMMODATION

The approximate area and dimensions are as follows:

GROUND FLOOR	540 sq ft	50 sq m
FIRST FLOOR	700 sq ft	65 sq m
BASEMENT	445 sq ft	41 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.

RENTAL

£25,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £31,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 111 (Band E). A copy of the certificate is available upon request.

INSURANCE

We are advised the current building insurance is **£1,800 per annum**. We anticipate this figure may reduce once the premises are re-occupied.

LEGAL COSTS

Each party are 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 linksS:

External Video - <https://youtu.be/ZeopFsPs5uU>

Ground Floor Video - <https://youtu.be/ht-Nt8quNns>

First Floor Video - https://youtu.be/U9A_DX_of6M

Basement Video - https://youtu.be/ObhAr4Vsr_E

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial, tel: 01527 821 111

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