

TO LET



FORMER SPICE CUISINE RESTAURANT

39,41 & 43 BROMYARD TERRACE, ST JOHNS, WORCESTER, WR2 5BW



LOCATION

The ground floor premises are located just off Bromyard Road adjacent to **Lannies Hair & Beauty** and **Parkinson Wright** being 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 three ground floor premises which were formally occupied by Spice Cuisine restaurant.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

39 & 41 BROMYARD TERRACE (Former Restaurant & Kitchen)

INTERNAL WIDTH	25'6"	7.8 m
SHOP DEPTH	30'0"	9.1 m
NET FLOOR AREA	760 sq ft	71 sq m

43 BROMYARD TERRACE (Former Waiting Area)

INTERNAL WIDTH	13'0"	4.0 m
SHOP DEPTH	23'3"	7.1 m
NET FLOOR AREA	300 sq ft	28 sq m

LEASE

The premises are 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

39 & 41 Bromyard Terrace is **£15,000 pa** (exclusive of rates).
43 Bromyard Terrace is **£6,000 pa** (exclusive of rates)
Combined 39,41 & 43 is **£20,000 pa** (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment for 39,41 & 43 is as follows:

Rateable Value: **£16,000**

Please contact the Local Authority for further information

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 ingoing tenant will be responsible for the payment of a service charge, which is currently **£500** per annum for units 39 – 41 and **£250** per annum for unit 43. Building insurance is currently **£750** per annum for units 39-41 and **£375** per annum for unit 43.

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/w38bRJJZpfc>

Internal Video units 41 & 43 <https://youtu.be/EKNzjuAqzlo>

Internal Video unit 39 <https://youtu.be/UlsFwrfdygE>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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