

TO LET



RETAIL UNIT -FORMER WILLIAM HILL BOOKMAKERS 28 THE CROSS, WORCESTER WR1 3PZ



LOCATION

The premises are prominently located within Worcester City Centre close to the junction with Broad Street. The property is adjacent to **Cancer Research** and close to **Starbucks, Lloyds Bank, Slug & Lettuce, Skipton Building Society, Nat West** etc.

DESCRIPTION

The premises comprise a 3-storey building with basement

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	14'4"	4.4 m
SHOP DEPTH	70'9"	21.5 m
GROSS FLOOR AREA	1135 sq ft	105 sq m

FIRST & SECOND FLOORS

OFFICE ACCOMODATION	650 sq ft	60 sq m
MALE & FEMALE TOILETS		

BASEMENT

STAFF/STORAGE	115 sq ft	11 sq m
TOILET FACILITIES		

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

£25,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£21,000**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 112 (Band E). A copy of the certificate is available upon request.

LEGAL COSTS

Each party is 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/aGw8DxUmOZM>

Ground Floor Video - <https://youtu.be/rd6DJEbuuv8>

Video First & Second Floor - <https://youtu.be/ffEB2zHry04>

Video - Basement – https://youtu.be/zPPqZ8ng_Bc

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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