

TO LET



PRIME RETAIL PREMISES 9 THE SHAMBLES, WORCESTER, WR1 2RF



LOCATION

The premises are situated in an excellent trading position within the pedestrianised Shambles. The property is adjacent to **Greggs & Blacks** and close to **TK Maxx, M&S, JD Sports** and independent retailers.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	16'6"	5.0 m
TOTAL SHOP DEPTH	80'8"	24.6 m
NET GROUND FLOOR AREA	1109 sq ft	103 sq m

FIRST FLOOR

OFFICE/STORAGE/STAFF	560 sq ft	52 sq m
MALE & FEMALE TOILETS		

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

£27,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £29,250. Please contact the Local Authority for further information.

BUILDING INSURANCE

Building insurance is **£327.60** per annum for the period 1.11.2020 to 31.10. 2021.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 97 (Band D). 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/r7e_oY_wgng

Internal Video - <https://youtu.be/tzhVt2030uA>

First Floor Video - <https://youtu.be/K5Fobb6gjmw>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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