

TO LET



FIRST FLOOR PREMISES 70 BROAD STREET, WORCESTER, WR1 3LY



LOCATION

The premises which have their own self-contained entrance directly from Broad Street are located above "That Carpet Place"

The property which was formerly occupied by Skans Barbers are extremely prominently located close to the junction with High Street and The Cross, being close to the **Nationwide Building Society** and **Cornish Bakehouse**.

ACCOMMODATION

These first-floor premises are suitable for many uses including a barbers, beauty, nail salon, tattoo studio, offices etc – subject to any required planning consents and licences that may be required.

Approximate internal dimensions and areas are detailed below:

FIRST FLOOR

Net First Floor Area is approximately 700 sq ft 65 sq m
Plus 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

£6,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £5,800. Please contact the Local Authority for further information.

BUILDING INSURANCE

The tenant will pay 35% of the cost of insuring the whole building. The current amount payable is approximately **£500.00** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 83 (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/i8Mt_5reOFY

Internal Video - <https://youtu.be/vof75mZ-sEc>

VIEWINGS

Strictly by prior appointment with AMT Commercial on **01527 821 111**

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