

# TO LET



## GROUND FLOOR PREMISES 7-9 ANGEL STREET, WORCESTER WR1 3QT



Worcester has been awarded £17.9m from central Government's Future High Street Fund and it is intended to transform the area around Angel Place. Below are two links which give details of these exciting plans.

<https://www.worcester.gov.uk/council/future-high-streets-funds>

<https://www.worcester.gov.uk/news/17-9m-boost-to-regenerate-worcester-s-city-centre>

### LOCATION

The premises are prominently located close to the junction with the Cross being close to **McDonalds** and directly opposite the **Cricketers Public House**.

### ACCOMMODATION

The premises comprise a ground floor property, formerly occupied by Backhouse Bet.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

|                        |            |          |
|------------------------|------------|----------|
| INTERNAL WIDTH (FRONT) | 24'3"      | 7.4 m    |
| SHOP DEPTH             | 58'6"      | 17.8 m   |
| GROSS FLOOR AREA       | 1390 sq ft | 129 sq m |

### LEASE

The tenant is responsible for all repairs and maintenance to the ground floor shop and shop front. In addition, 50% of the cost of external repairs to the whole building.

### RENTAL

**£20,000 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£20,250**. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 69 (Band C). A copy of the certificate is available upon request.

### BUILDING INSURANCE

The tenant of the Ground Floor pays 50% towards the cost of the building insurance for the whole building. We are advised the current annual amount for the ground floor is approximately £350.

### 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.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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