

# TO LET



## RETAIL PREMISES - FONE ZONE 32 THE SHAMBLES, WORCESTER, WR1 2RE



### LOCATION

The premises are situated in an excellent trading position within Worcester City Centre on the popular Shambles. The property is close to **Marks and Spencer, Caffè Nero, Savers, Pavers Shoes, CEX, the Entertainer** etc

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

Internal width (front)	13'9"	4.2 m
Total net floor area	1005 sq ft	93 sq m

Male and 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

**£25,000 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £25,000.** Please contact the Local Authority for further information.

### BUILDING INSURANCE

The current amount payable from 1<sup>st</sup> May 2021 to 30<sup>th</sup> April 2022 is **£632.36** per annum.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 107 (Band E). 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/H1bNodgLSRc>

Internal Video - <https://youtu.be/2kLMxKuawyQ>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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