

FOR SALE OR TO LET



EXCITING RETAIL/LEISURE OPPORTUNITY THE OLD FIRE STATION, COPENHAGEN STREET, WORCESTER, WR1 2HQ



LOCATION

The premises are prominently located at the junction of Copenhagen Street and Deansway (A44) within Worcester City Centre. Copenhagen Street links directly to the main High Street being close to the Guildhall, Cathedral Square etc. There are excellent car parking facilities in Copenhagen Street adjacent to the river.

ACCOMMODATION

These very attractive ground floor premises are suitable for many uses, subject to planning, including Convenience Store, Café, Bar, Retail Showroom, Gym, Gallery etc.

GROUND FLOOR

GROSS GROUND FLOOR AREA APPROX 3788 sq ft 351 sq m

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

£75,000 pa (exclusive of rates).

PRICE

The ground floor commercial unit is offered for sale on a long leasehold basis for a term of 125 years at a ground rent of £600 per annum at a price of **£750,000**.

RATING ASSESSMENT

We are advised that the property will be re-assessed for rating purposes.

BUILDING INSURANCE AND SERVICE CHARGE

The cost of the building insurance for the ground floor commercial unit will be re-charged to the by the Landlord.

There will be a variable service charge levied and this is anticipated to be approximately **£2500** per annum.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available once the property development is completed.

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.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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