

TO LET



LARGE RETAIL UNIT 28 THE SHAMBLES, WORCESTER, WR1 2RA



LOCATION

The premises are located within The Shambles in the heart of Worcester City Centre. The property is directly opposite CEX and close to Savers, Waterstones, Caffe Nero, Marks & Spencer, Pavers, etc.

DESCRIPTION

The premises comprise a large ground floor retail unit with upper floor ancillary accommodation.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	39'0"	11.9 m
SHOP DEPTH	89'6"	27.3 m
SALES AREA	2815 sq ft	261 sq m
STORE/OFFICE	265 sq ft	25 sq m
TOTAL GROUND FLOOR AREA	3080 sq ft	286 sq m

FIRST FLOOR

STORAGE	1650 sq ft	153 sq m
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SECOND FLOOR

STORAGE	830 sq ft	77 sq m
TOTAL NET FLOOR AREA	5560 sq ft	516 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

£39,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£63,000**

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 75 (Band C). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance information to follow.

LEGAL COSTS

Each party is 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:

360 degree external Video - <https://youtu.be/gVzTUNrzpR8>

Ground floor Video - https://youtu.be/Ft_yzve_WoM

Internal Video First Floor - <https://youtu.be/gmFott3TOPO>

Internal Video Second Floor – <https://youtu.be/8IUQHyt2438>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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