

FOR SALE OR TO LET



THE OLD RECTIFYING HOUSE, NORTH PARADE. WORCESTER. WR1 3NN



LOCATION

This landmark property fronts North Parade and is adjacent to Worcester Bridge and the River Severn.

North Parade is a very busy arterial route in/out of the City Centre.

The premises are a few minutes' walk away from the retail area of Worcester City Centre.

The premises are immediately adjacent to the Newport Street Pay & Display car park.

DESCRIPTION

Rectifying (or rectification) refers to the purification of spirits to produce a high concentration of alcohol. The Old Rectifying House name comes from the fact that the rear of the building was part of the Williams distillery.

The property comprises a substantial two storey building which has long been established as a bar and restaurant.

The property has access from both North Parade (at the front) and Newport Street (at the rear) via beer garden.

ACCOMMODATION

The dimensions and floor areas have not been measured by AMT Commercial but supplied by the owners.

GROUND FLOOR	3263 sq ft 303 sq m
FIRST FLOOR	2000 sq ft 186 sq m
TOTAL FLOOR AREA	5263 sq ft 489 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

£50,000 pa (exclusive of rates).

FREEHOLD

£750,000

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £50,000. 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 current insurance is approximately **£3,000** per annum.

FLOODING

The River Severn is approximately 12m south of the property frontage. In the past the property has flooded. To mitigate this risk, the property has temporary flood barriers installed across the rear and main entrance, which prevents water from entering the property. As an additional measure, a catchpit sump is planned to be constructed to capture surface water with pumps to discharge water across the boundary wall.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in this transaction. We understand that VAT is not payable on the rental/purchase price, 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/wgjRIZK4zlc>

Internal Videos - <https://youtu.be/uyA5Dp4wsZk>

<https://youtu.be/omK5zqgOxxc>

VIEWINGS

By arrangement with AMT Commercial on **01527 821 111**

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