

# TO LET



## PROMINENT GROUND FLOOR PREMISES UNIT 1, ORCHARD HOUSE, VICTORIA SQUARE DROITWICH. WR9 8DS



### LOCATION

This former Your Move Estate Agents is a ground floor property which is very prominently situated in Droitwich Town Centre on the corner of Heritage Way.

The premises are directly opposite the **Post Office**, adjacent to **Wm Hill** and close to **Oulsnam Estate Agents, WH Smith, Santander, Lloyds Bank** etc

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH (FRONT)	20'3"	6.2 m
SHOP DEPTH	4'9"	12.7 m
TOTAL GROUND FLOOR AREA	870 sq ft	81 sq m

**ONE CAR PARKING SPACE WILL BE INCLUDED IN THE LEASE. AN ADDITIONAL SPACE MAY BE AVAILABLE AT A COST OF £500 PER ANNUM**

### 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

**£15,000 pa** (exclusive of rates).

### SERVICE CHARGE AND BUILDING INSURANCE

We are advised that the building insurance is approximately **£500 pa.** and the service charge is approximately **£3,200 pa.**

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £13,500.** Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be available shortly.

### 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/HVK86ahEGyo>

Internal Video – <https://youtu.be/qYmUGuh4IRs>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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