

TO LET



GROUND & FIRST FLOOR PREMISES, 11 VICTORIA SQUARE, DROITWICH, WR9 8DE - FORMER HSBC.



LOCATION

The premises are prominently located in the heart of Droitwich town centre.

The Property is close to **Santander** and occupiers in the immediate vicinity include **WH Smith, the Library, Post Office and Lloyds Bank.**

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	45' 5"	13.8 m
TOTAL DEPTH	64' 0"	19.5m
GROSS FLOOR AREA APPROX.	2725 sq ft	253 sq m

FIRST FLOOR 1300 sq ft 348 sq m

There is potential for an additional 1200 sq ft/111 sq m (Gross) at First Floor level if required at an additional rental.

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 five years.

RENTAL

£45,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£27,750**
Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for the payment of building insurance and service charge.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 50 (Band B). 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 not 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/X57Lk65ale4>

Internal Ground Floor Video - <https://youtu.be/d8iqxMS8PtA>

Internal First Floor Video - <https://youtu.be/QEaqGQlcw40>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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