

TO LET

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



THE IMAGE ABOVE IS A CGI IMAGE.

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.

PLANNING

We understand that planning consent is for Class E use, together with Sui Generis use for a Wine Bar. Any ancillary takeaway activity would also be permitted. Applicants are required to make their own enquiries to confirm their proposed use is acceptable.

GROUND FLOOR

UNIT 1 AREA	1760 sq ft	163.5 sq m
UNIT 2 AREA	1575 sq ft	146.32 sq m
COMBINED	3335 sq ft	309.82 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

Unit 1 - **£35,000 pa** (exclusive of rates).
Unit 2 - **£31,500 pa** (exclusive of rates)

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. The estimated cost is **£1,150** per annum.

There will be a variable service charge levied and this is anticipated to be approximately **£3,250** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 106 (Band E). 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 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 – <https://youtu.be/N-RbiXHGEpk>

Internal – <https://youtu.be/SSglwW5EI4U>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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