

FOR SALE | TO LET



31 THE CROSS, WORCESTER, WR1 3PZ



LOCATION

The premises are prominently situated in Worcester City Centre close to the junction with both Broad Street and High Street. The property is immediately adjacent to **David Christopher jewellers**, being close to **Nationwide Building Society**, **Greggs** etc.

ACCOMMODATION

The property comprises an elegant Grade 2 listed Georgian Building arranged over ground, first, second and third floors with a basement kitchen. The premises have been refurbished throughout to an extremely high standard in the Art Deco style and currently operates as **Centenary Lounge**.

Approximate internal dimensions and gross floor areas are detailed below:

GROUND FLOOR INTERNAL WIDTH	19'3	5.95 m
DEPTH	29'11"	9.01 m
GROUND FLOOR AREA	575 sq ft	53 sq m
BASEMENT KITCHEN	342 sq ft	32 sqm
FIRST FLOOR	363 sq ft	34 sqm
SECOND FLOOR	435 sq ft	40 sqm
THIRD FLOOR	460 sq ft	43 sq m

FREEHOLD

The property is available for sale with vacant possession at **£600,000**.

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

£42,000 pa (exclusive of rates).

FIXTURES & FITTINGS

The existing equipment together with fixtures and fittings are available to purchase if required.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£14,250**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 77 (Band D). A copy of the certificate is available upon request.

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 sale/rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOURS OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/wulloKpi3QU>

Ground Floor - <https://youtu.be/GZolosiAZGo>

First Floor - <https://youtu.be/6JGxJLwso5E>

Second Floor - <https://youtu.be/irJjWZUTqL8>

Third Floor - <https://youtu.be/oxnkGLbzn7w>

Basement Kitchen - <https://youtu.be/uc3NCyF3eJM>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.