

TO LET



PRIME RETAIL PREMISES 32 THE CROSS, WORCESTER, WR1 3PZ



LOCATION

The premises are located on the corner of The Cross and Broad Street within the pedestrianised section of Worcester City Centre, close to the junction with the High Street.

The property is adjacent to **Centenary Lounge** and close to **Nationwide, Greggs, Shoezone, Mountain Warehouse, Card Factory** etc.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

Internal width	22'0"	6.7 m
Shop Depth	27'6"	8.4 m
Gross Floor Net Sales Area	595 sq ft	55 sq m

FIRST FLOOR 510 sq ft 47 sq m

SECOND FLOOR 365 sq ft 34 sq m

THIRD FLOOR 630 sq ft 58 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.

RENTAL

£30,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £16,500

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

INSURANCE

We are advised the annual building insurance is **£1,583 +VAT**

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:

Ground Floor Video - <https://youtu.be/19FusQZn5lo>

First Floor Video - <https://youtu.be/1-Mg5KoNsoc>

Second Floor Video - https://youtu.be/wk-xXNff_po

Third Floor Video - <https://youtu.be/Fvo4CmTDV8k>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on **01527 821 111**

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