

TO LET



PRIME HIGH STREET PREMISES 31 HIGH STREET, WORCESTER, WR1 2QL



LOCATION

This grade 2 listed building is situated in a prime trading position within the main pedestrianised High Street in Worcester City Centre.

The property is directly opposite the Guildhall, adjacent to **Clarks** and close to major occupiers including **M&S, River Island, Pandora, Joules, Tesco Express, Ann Summers** etc.

ACCOMMODATION

The following gross floor areas have not been measured by AMT Commercial and have been provided by the Landlords architects.

GROUND FLOOR Internal Width (Front)	20'7"	6.27 m
GROUND FLOOR	1940 sq ft	180 sq m
FIRST FLOOR	1715 sq m	159 sq m
SECOND FLOOR	879 sq ft	82 sq m
THIRD FLOOR	244 sq ft	23 sq m
TOTAL GROSS AREA	4778 sq ft	444 sq m

LEASE

The premises are 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

£75,000 pa + VAT (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £42,750. Please contact the Local Authority for further information.

BUILDING INSURANCE

Building Insurance for the year commencing 25.3.2025 is **£3,225 pa**

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available in due course.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Ground Video – https://youtu.be/S_oXUbfvbyU

First Floor Video - <https://youtu.be/u4oxAEXaXOE>

Second Floor Videos - <https://youtu.be/utBOobvgn18>
https://youtu.be/G_i3_Jxr6tW

Third Floor Video - <https://youtu.be/ScXURvb7uFc>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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