

# TO LET



## GROUND FLOOR PREMISES UNIT 5, 77 FRIAR STREET, WORCESTER, WR1 2NA



### LOCATION

The premises are prominently located on the junction of Friar Street and Deansway (A44). The property which was formerly occupied by Subway is adjacent to **Vue Cinema** and **Mailboxes** etc, being close to **Nando's** and **Ye Olde Talbot Pub**, within Worcester City Centre

### ACCOMMODATION

The premises comprise a ground floor lock up shop.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	15'8"	4.8 m
TOTAL DEPTH	27'4"	8.3 m
GROSS GROUND FLOOR AREA	467 sq ft	41.5 sq m

### LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

**£15,000 pa** (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
**Rateable Value: £8,800.** Please contact the Local Authority for further information.

### BUILDING INSURANCE AND SERVICE CHARGE

In addition to rent the Landlords levy a variable charge in respect of building insurance and service charge. Currently this is approximately **£1000 + VAT** per annum.

### ENERGY PERFORMANCE CERTIFICATE

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

### VAT & LEGAL COSTS

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

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:

External Video – <https://youtu.be/zAu2-O-zmOk>

Internal Video - <https://youtu.be/tMYzNrN1sTs>

### VIEWING

By arrangement with AMT Commercial on 01527 821 111

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