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TO LET

11 TRINITY STREET, WORCESTER, WR1 2PW

LOCATION

The property which was formerly occupied by **Bet Fred** is situated within the City Centre directly opposite The Trinity being close to the junction with The Shambles and Saint Swithins Street.

The property is adjacent to The Studio and close to The Cabin, Halifax Building Society, Aphrodite Hair etc

ACCOMMODATION

The premises comprises a ground floor lock-up property. Approximate internal dimensions and areas are detailed below:

INTERNAL WIDTH (FRONT)	18'8"	5.7 m
SHOP DEPTH	64'4"	19.6 m
GROSS GROUND FLOOR AREA	**1170 sq ft**	**109 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

£17,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£12,250**
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The premises have a rating of 34 (Band B). A copy of the certificate is available upon request.

INSURANCE and SERVICE CHARGE

The annual building insurance is currently **£750.**
The current service charge is **£600** per annum.
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LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Video: https://youtu.be/gUln7SvJKIY

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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