

SHOP TO LET

**** SUBJECT TO VACANT**

POSSESSION **

8 Abbotsbury Court, St Peter's Drive,
Worcester, WR5 3TA



LOCATION

Abbotsbury Court is a neighbourhood retail precinct situated between the popular residential suburbs of St Peter's and Copperfields approximately 2.5 miles to the South of Worcester city centre and 1 mile from Junction 7 of the M5. The property is made up of 4 single storey commercial units with a full-height glazed shop frontages onto a customer car park.

The subject premises are currently occupied by One Stop and benefit from good visibility from St. Peter's Drive.

DESCRIPTION

The premises consist of an open-plan retail unit which benefits from a full-height glazed frontage and from staff facilities to the rear. There is ample customer car parking to the front of the unit and a rear service area.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Ground Floor NIA: 210.14m² 2,262 sq ft

TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category B (47).

A copy of the Energy Performance Certificate can be made available upon request

RENT

£32,500 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

We are advised that the current service charge is approximately £5,000 plus vat per annum.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£25,500**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

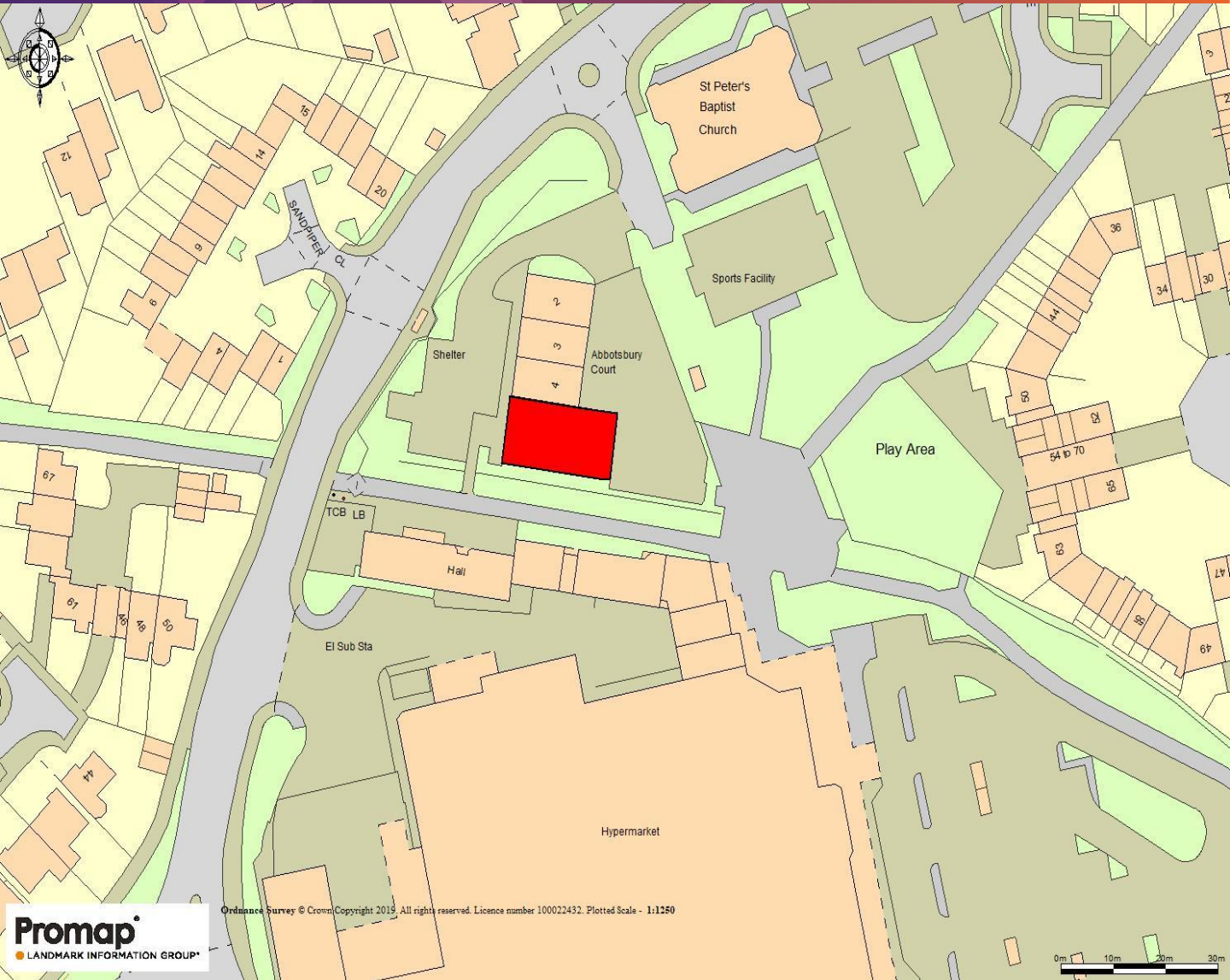

CREATIVE RETAIL
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0m 10m 20m 30m

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