

# SHOP TO LET

**\*\* PART OF UNIT NOW UNDER OFFER \*\***

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 right hand bay of the ground floor is now under offer and the plan is to subdivide the space in order to create two units of roughly equal size and width. The remaining space will comprise 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 remaining space will consist of approximately **1,000 sq ft (92.90m<sup>2</sup>)**.

## 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

**£17,500** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

We are advised that the current service charge is approximately £2,500 plus vat per annum.

## RATEABLE VALUE

The premises will need to be reassessed for rating purposes once the subdivision works have been completed.

## 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

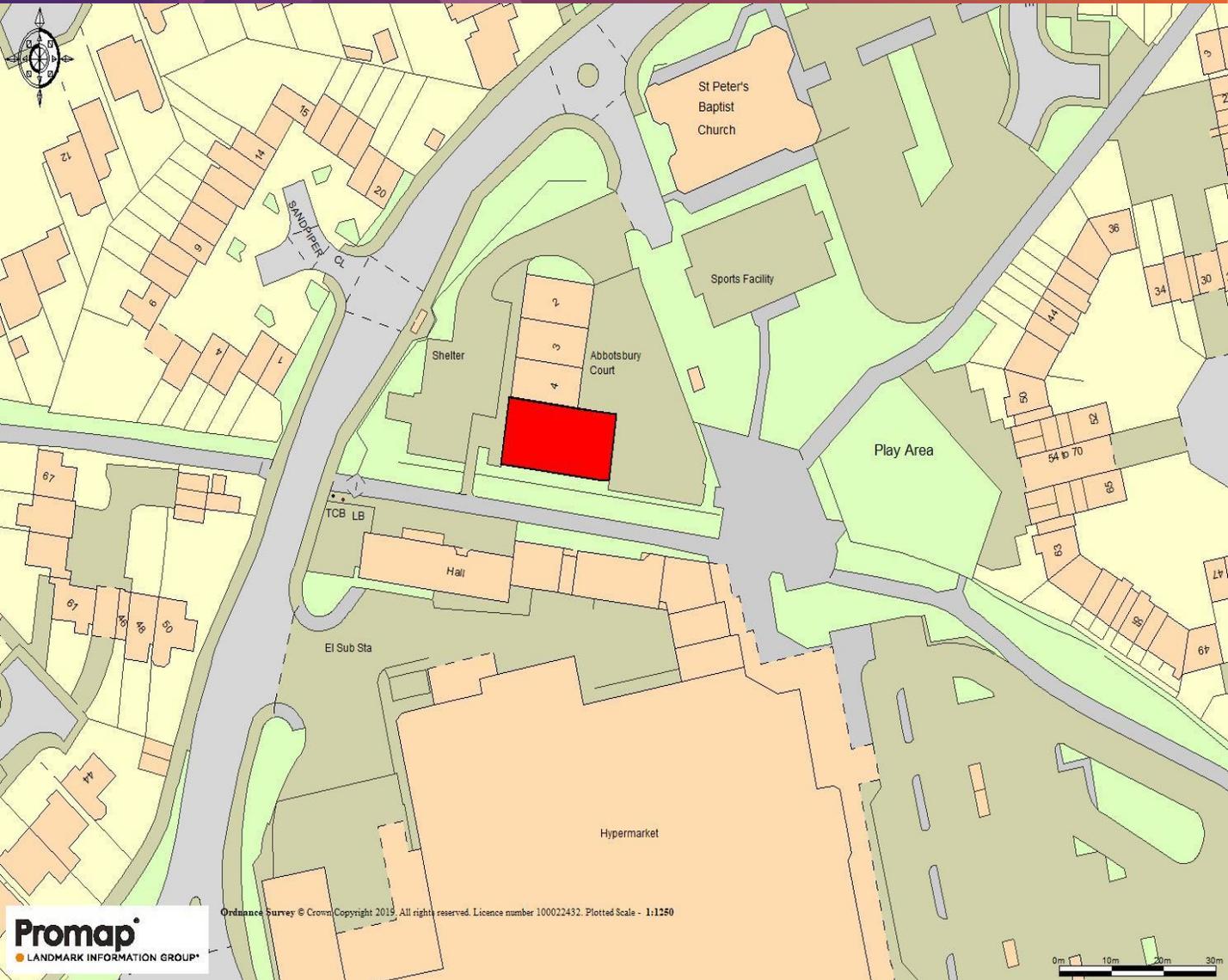
Strictly by appointment with the Sole Retained Agents

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

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