

SHOP TO LET

12 Broad Street
Worcester, WR1 3LL



LOCATION

The property is located in the South Midlands market town of Worcester. 30 miles (48 km) south-west of Birmingham, with a population of about 100,000.

DESCRIPTION

The subject premises are arranged over 3 floors with frontage onto Broad Street.

Nearby retailers include - **Boston Tea Party, HSBC, Mountain Warehouse, Vision Express** and **Poundland**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor

Ground Floor:	118.07m²	1,271 sq ft
First Floor:	122.16m²	1,315 sq ft
Second Floor:	27.87m²	300 sq ft

TENURE

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.

EPC

Energy Performance Asset Rating of the premises currently falls within category G (171).

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

RENT

£45,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

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

RATEABLE VALUE

£31,000

We suggest that all interested parties should verify the above.

The government has extended a business rates holiday to all commercial premises with a Rateable Value under £51,000 for the 2020/21 tax year. Please contact the Local Authority for further information.

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.

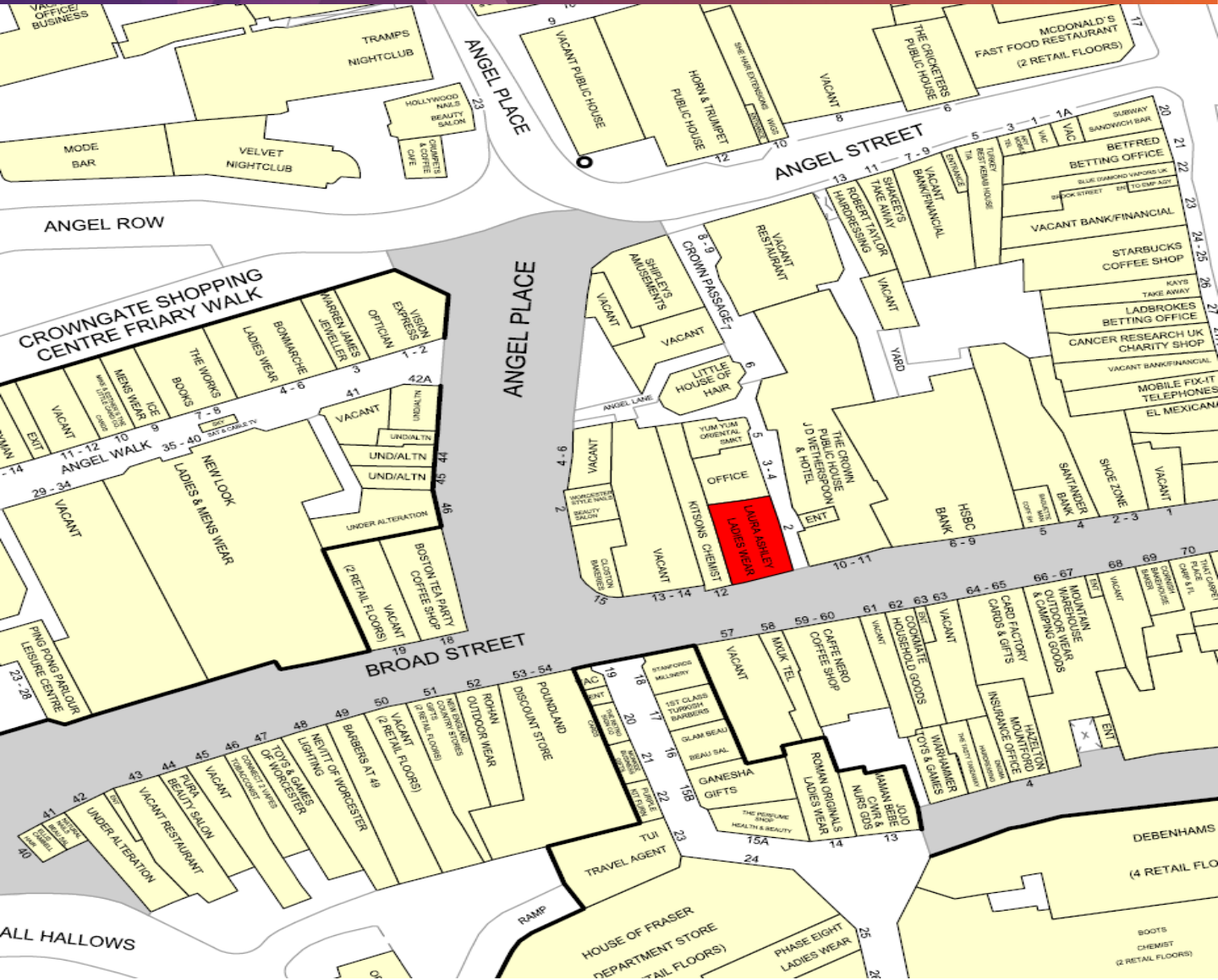
VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

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