

SHOP TO LET

34 High Street, Worcester,
Worcestershire, WR1 2QL



LOCATION

The subject unit is positioned in a prime location on the pedestrianized High Street, adjacent to **River Island**, close proximity to **Marks & Spencer** and with other nearby multiple retailers including **Costa Coffee**, **Pandora**, and **Clarks**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	92.24 sq m	1,014 sq ft
First Floor (storage):	25.39 sq m	273 sq ft
First Floor (office):	12.67 sq m	136 sq ft
Second Floor:	16.40 sq m	176 sq ft

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

£59,950 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£69,000 pa**.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

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

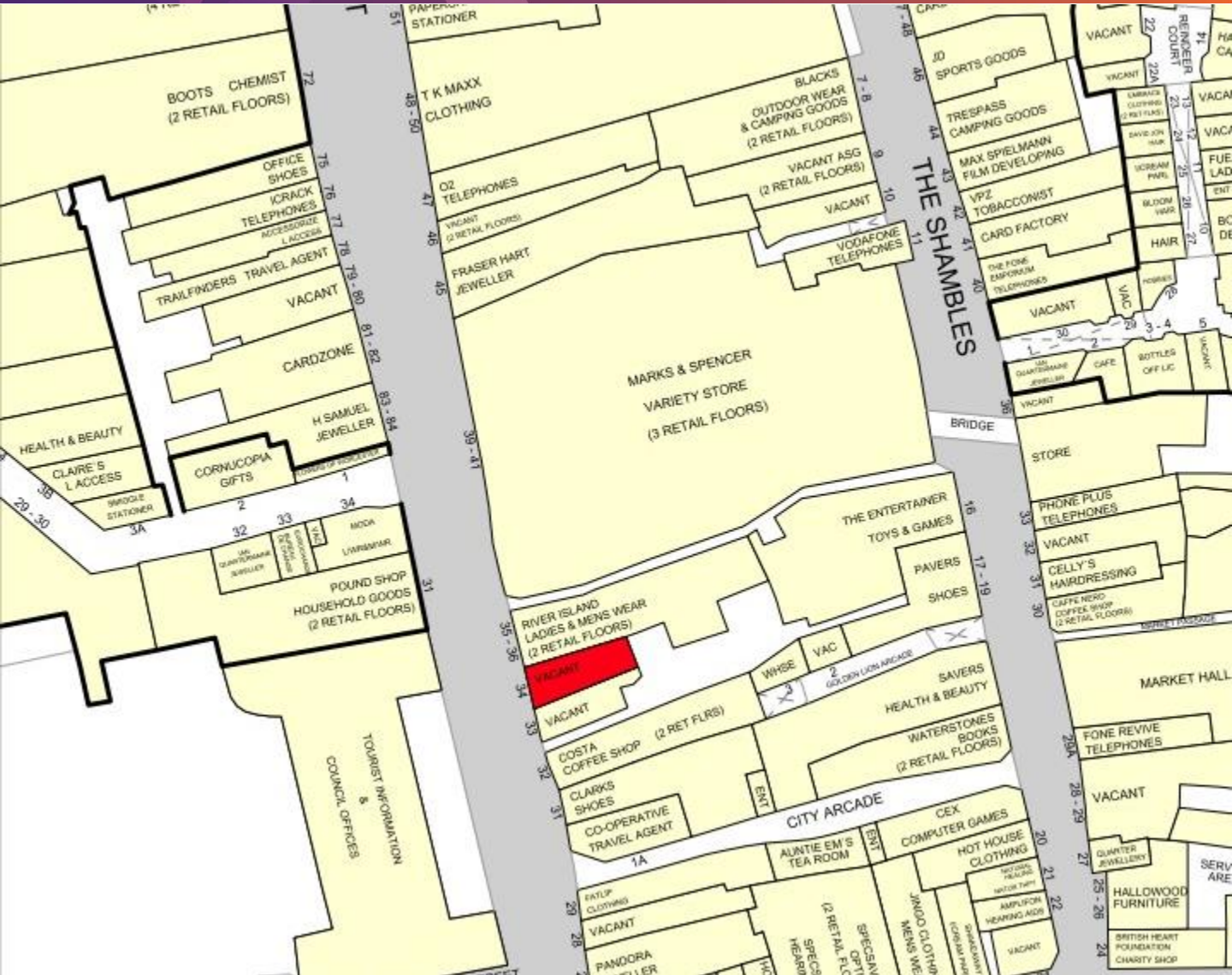
Strictly by appointment or via our joint agent Robertson Brown.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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