

To Let

GJS | Dillon

The Commercial Property Consultants



25 – 26 The Shambles, Worcester WR1 2RA

City Centre Prominent Retail Premises

- A 2,916 sq ft (270.90 sq m) NIA retail premises (May Split)
- Sales areas on both ground and first floor
- Access and loading yard to the rear
- Situated within main shopping district
- Close proximity to public car parks and train station

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

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Location

The property is situated in a pedestrianised shopping area of Worcester city centre known as The Shambles, which runs parallel with Worcester's main High Street. The property is located close to the junction with Pump Street where nearby occupiers include British Heart Foundation, Waterstones and Café Nero.

Worcester lies 31 miles south west of Birmingham, 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford. The population of the city is approximately 100,000. The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street and Worcester Shrub Hill stations – with Worcester Foregate Street Station being in close proximity to the subject. Worcester also lies to the west of Junctions 6 & 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

Description

25 & 26 The Shambles comprises of a two storey retail premises arranged over the ground and first floors. This premises forms part of a larger three storey property that is currently occupied by British Heart Foundation, Ndro Wellness Ltd and E-Cigarette Direct. The block is situated at the end of The Shambles and runs along Pump Street and New Street.

The ground floor is currently arranged as the main retail area with a glazed double frontage to The Shambles. There is also two small storage rooms and a rear access to the loading area. At the first-floor level there is further open plan retail space, staff toilets and kitchen facilities.

Interest / offers will be considered in part of the property as the premises could split down the centre to form two unit both over ground and first floors.

Ground Floor	1,372 sq ft	127.46 sq m
First Floor	1,544 sq ft	143.44 sq m
Total	2,916 sq ft	270.90 sq m

Tenure

The property is available on a new business lease, terms to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C.



Guide Rental

£39,000 per annum exclusive.

VAT

This transaction is not subject to VAT.

Rating Assessment

Rateable Value - £41,250

Legal Costs

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



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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Kyle Pugh
kylepugh@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

