

To Let

GJS | Dillon

The Commercial Property Consultants



New Road, St Johns, Worcester WR2 4BL

Prominent Retail/Office Unit with Car Parking

- 2,806 sq ft (260.69 sq m) NIA
- Open-plan and private office space and meeting rooms
- Allocated car parking for eight cars
- Set over two floors
- Retail/Office opportunity

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

www.GJSDillon.co.uk

To Let

New Road, St Johns, Worcester, WR2 4BL

Location

The St Johns area of Worcester is a busy neighbourhood shopping area situated approximately one mile to the west of Worcester city centre with the area being popular with local traders, several multi-nationals as well as being a popular area for apartments and private residential dwellings.

Worcester is a major West Midlands city located approximately 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access to the city is very good with junctions 6 and 7 of the M5 motorway being within 4 miles of the city centre giving direct access to the national motorway network.

Description

The property comprises a purpose built two storey building with eight allocated on site car parking spaces.

On the ground floor of the premises there is a good-sized retail area leading through to offices at the rear and a strong room behind which can be used as storage. This property is well suited for retail/office accommodation as it is prominently located with a mix of open-plan and individual offices.

Zone A	920 sq ft	85.5 sq m
Zone B	204 sq ft	19 sq m
Ground Floor Offices	1,081 sq ft	100.4 sq m
Strong Room	156 sq ft	14.5 sq m
First Floor Offices	445 sq ft	41.4 sq m
Total	2,806 sq ft	260.7 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of D (86)

Guide Rental

£29,000 per annum (exclusive)

VAT

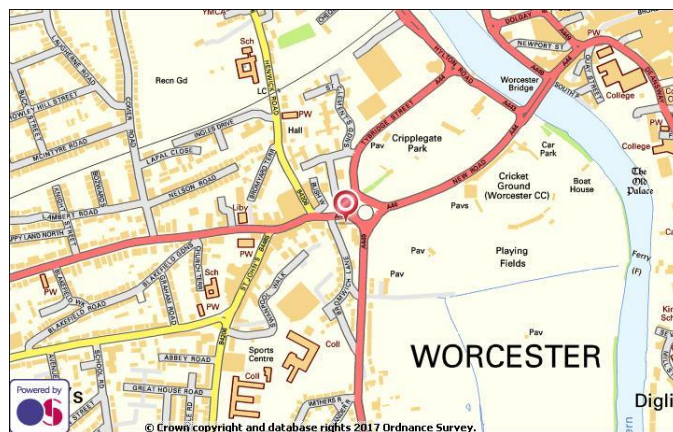
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £33,000 (2017/2018)

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.

Viewing and further information:
call 01905 676169

Henry Burlison Churan
henryburlisonchuran@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk

GJS | Dillon

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

