



TO LET

31-33 New Street, Worcester, WR1 2DP

Ground Floor Retail Premises and Courtyard

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

31-33 New Street, Worcester, WR1 2DP

- Worcester City Centre - 0.1 miles
- Birmingham City Centre - 27 miles
- Bristol City Centre - 63 miles
- Foregate Street Railway Station - 0.4 miles
- Worcester Shrub Hill Railway Station - 0.7 miles
- Birmingham Airport - 33 miles

Ground Floor Retail Premises in Worcester City Centre with Basement and Courtyard

Location

The property is located in the heart of Worcester City Centre with frontage onto New Street, close to its junction with The Cornmarket.

Given the location of the property it is within walking distance of a number of amenities including various retail premises, bars, cafes, restaurants, along with The High Street, The Shambles and Cathedral Square.

Public transport is also within close proximity with Worcester Foregate Street Station providing direct access to Birmingham New Street, Hereford and London Paddington.

The bus station is also located nearby at Crowngate providing routes across the city and wider country.

Public parking is available to The Cornmarket, Cathedral Square and Crowngate.

Description

The property comprises of a 4-storey building of traditional brick construction having been used as a Scholl Uniform retailer for a number of years.

We are now offering the ground floor accommodation and courtyard on a lease and believe the property may be of interest to Food and Beverage operators - the CGI enclosed provide an example of how the space can be fitted.



Accommodation

Ground Floor	1,373 ft2	127.56 M2
Basement	631 ft2	59 M2
Total	2,004 ft2	186.2 M2

Rental / Terms

The property is available to let on a new lease with length to be agreed at £22,500 per annum exclusive.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax.

Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Energy Performance Certificate (EPC)

EPC - C

Services

We understand that mains services are available to the property, namely mains gas, water, electricity, and drainage.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Money Laundering

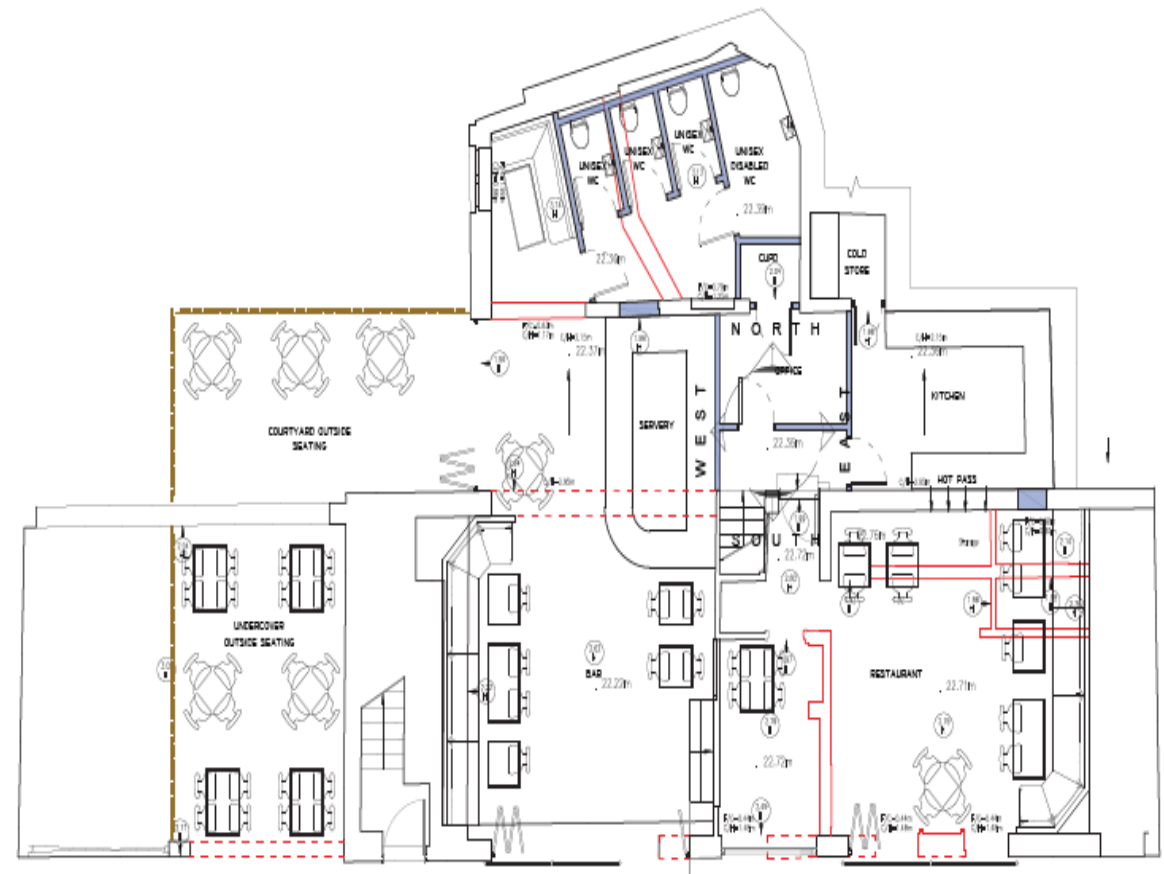
The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Viewings and Further Information

Strictly via the joint agents Siddall Jones on 0121 638 0500 or Fisher German on 01905 728444





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.