



109a Worcester Road, Droitwich, Worcestershire WR9 8AR

First Floor Retail or Professional Services Space

- 605 sq ft (56.21 sq m) NIA
- First floor E User Class space with dedicated street entrance
- Currently configured and used as beauticians
- Located near other similar uses as well as other retail
- Close to Droitwich town centre
- Public parking to the front of premises

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

www.GJSDillon.co.uk

To Let

109a Worcester Road, Droitwich, Worcestershire WR9 8AR

Location

The property is situated on Worcester Road, to the south of Droitwich town centre within an established retail location. Surrounding occupiers include Browns The Barbers, The Button Tree Tea Shop, LBL Studio, as well as Esso, Sainsbury's Local and BP Petrol stations.

Droitwich Spa is a town in northern Worcestershire providing good road communications with the A38 providing access to the M5 motorway which in turn gives access to the M42 motorway and wider national motorway network.

Description

109a Worcester Road comprises of a first-floor unit with a dedicated entrance and public parking off Tagwell Road.

Currently configured as a beauticians it has four separate treatment rooms as well as a kitchen and WC. One room has a shower with the others having sinks. The outgoing Tenant would be happy to discuss the sale of some more specialised fixtures and fittings.

The space is flexible and can also be used for other appropriate E Class Uses with little adaption required.

Tenure

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



Energy Performance Certificate (EPC)

Details on application.

Guide Rental

£5,750 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 - £4,400 (1st April 2023)

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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The Commercial Property Consultants

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changing the way commercial property is perceived in our region

