



41 Upper Tything, Worcester, WR1 1JZ

## Ground Floor Retail or Office Space

- 527 sq ft (48.98 sq m) NIA
- Prominent city centre location
- Display window to the front
- On main arterial road into Worcester
- Within walking distance of Worcester City Centre
- Close to Worcester Foregate Street Station

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

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# To Let

## 41 Upper Tything, Worcester, WR1 1JZ

### Location

41 Upper Tything is situated within Worcester, in the West Midlands. Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, which lies adjacent to the subject property with Junction 7 being approximately one and a half miles drive south. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.



### Description

41 Upper Tything has a direct frontage (4.48m) to Upper Tything, a main arterial road leading into Worcester that is characterised by independent retailers and benefits from good footfall. There is free parking outside the property.

The property is arranged over the ground floor and offers a front sales area, rear storage area, kitchenette and external WC.

Ground Floor	527 sq ft	48.98 sq m
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### 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 C

### Guide Rental £9,600 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 - £6,500

The property may benefit from small business rates relief.

### 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:**  
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**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

