



Sansome Street | | Worcester | WR1 1UH

£12,500 Per Annum



Sansome Street | Worcester | WR1 1UH £12,500 Per Annum

Nestled in the heart of Worcester city centre, this remarkable property on Sansome Street presents an exciting opportunity for those seeking a unique rental space. Housed within a stunning Grade II listed building, this property boasts a rich history and architectural charm that is sure to captivate.

The location is ideal for anyone wishing to immerse themselves in the vibrant culture and amenities that Worcester has to offer. With a variety of shops, restaurants, and local attractions just a stone's throw away, residents will enjoy the convenience of city living while being surrounded by the beauty of historic architecture.

The interior of the property is equally impressive, offering a versatile space that can be tailored to suit a range of needs. Whether you envision a stylish office, a creative studio, or the possibilities are endless. The character of the building is complemented by modern conveniences, ensuring a comfortable and functional

- City centre location
- Currently arranged as several offices
- Flexible fit-out opportunities
- Kitchenette and WC facilities
- Characterful architecture
- Grade 2 listed building
- Historic charm
- Easy transport links
- Unique rental opportunity
- Approximately 678 sq ft of ground-floor accommodation

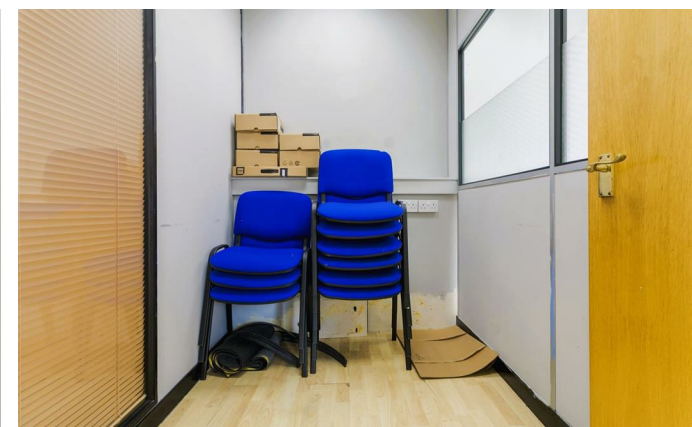
A rare opportunity to occupy distinctive commercial premises in the heart of Worcester city centre.

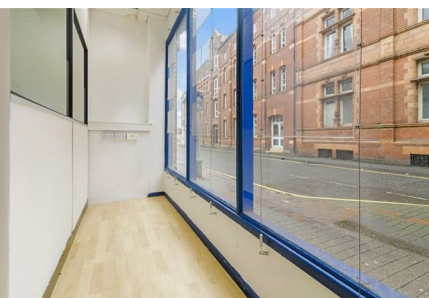
The property comprises approximately 678 sq ft of ground-floor accommodation behind an attractive glazed frontage. It is currently arranged as several office rooms, together with a small kitchenette, WC and storage area.

Office 1

19'9" x 11'4" (6.0m x 3.5m)

This larger office space is open and bright with white walls and a blue carpet underfoot. It contains a cluster of white desks arranged centrally with several blue chairs around them. The room benefits from ample overhead lighting and has a clean, professional feel, ideal for collaborative working.





Office 2

10'2" x 7'10" (3.1m x 2.4m)

This smaller office room features wood-effect flooring and is simply furnished with a white desk and blue chairs. Filing cabinets provide storage, and a large window allows natural light, creating a neat and practical workspace.

Kitchen

9'9" x 9'3" (3.0m x 2.8m)

This kitchen is compact and functional, featuring a range of cream-coloured cabinets with dark trim and ample counter space. The room is carpeted in a deep blue colour, and there is a small window providing natural light. A door leads to the adjacent WC, and the kitchen is designed for practical use with essential appliances and shelving.

WC

The WC offers a simple, clean design with a white toilet and a small wash basin set into a unit with storage underneath. The walls are painted white with decorative tiling behind the basin, and practical fittings such as a towel rail are included.

Storage

7'7" x 5'3" (2.3m x 1.6m)

This compact office/storage space has wood-effect flooring and is currently used for storage, with stacked chairs and boxes. The walls are white with some partitions, and a glass section allows external views, giving a functional and versatile area.

Office 3

17'2" x 12'2" (5.2m x 3.7m)

An additional office area with blue carpet and white walls, featuring a desk with computer equipment and several blue chairs. The room is well-lit and offers a quiet, dedicated workspace environment.

Office 4

This office area near the entrance has blue carpet flooring and white walls, furnished with white desks and several blue chairs. A large wooden door and glass partitions divide the space, maintaining openness while creating separate work areas.

The existing partitions provide an occupier with the option of retaining separate offices or treatment rooms. Alternatively, the accommodation could potentially be opened up and reconfigured, subject to the necessary landlord, planning and listed-building consents.

The premises could suit a variety of occupiers, including professional offices, retail, showroom, beauty, salon, barber, skincare, treatment or clinic businesses.

The landlord is willing to discuss tenant-selected finishes, a rent-free period or a contribution towards agreed fit-out works for the right occupier. Any incentive will depend upon the applicant, proposed works, lease length and financial covenant.



PLANNING AND USE

The property's existing and historic use is understood to be offices, falling within Class E – Commercial, Business and Service.

Interested parties must satisfy themselves that the premises are suitable for their proposed use and whether any planning permission, listed-building consent, advertisement consent or other approval is required.

The property is Grade II listed and is situated within a conservation area.

SERVICES

Mains electricity, water, drainage and gas are connected or understood to be available. The gas supply is currently isolated. None of the services or installations have been tested by the letting agent.

ENERGY PERFORMANCE

EPC rating: C

Certificate valid until 27 May 2034.

LEASE TERMS

The premises are offered by way of a new full repairing and insuring lease.

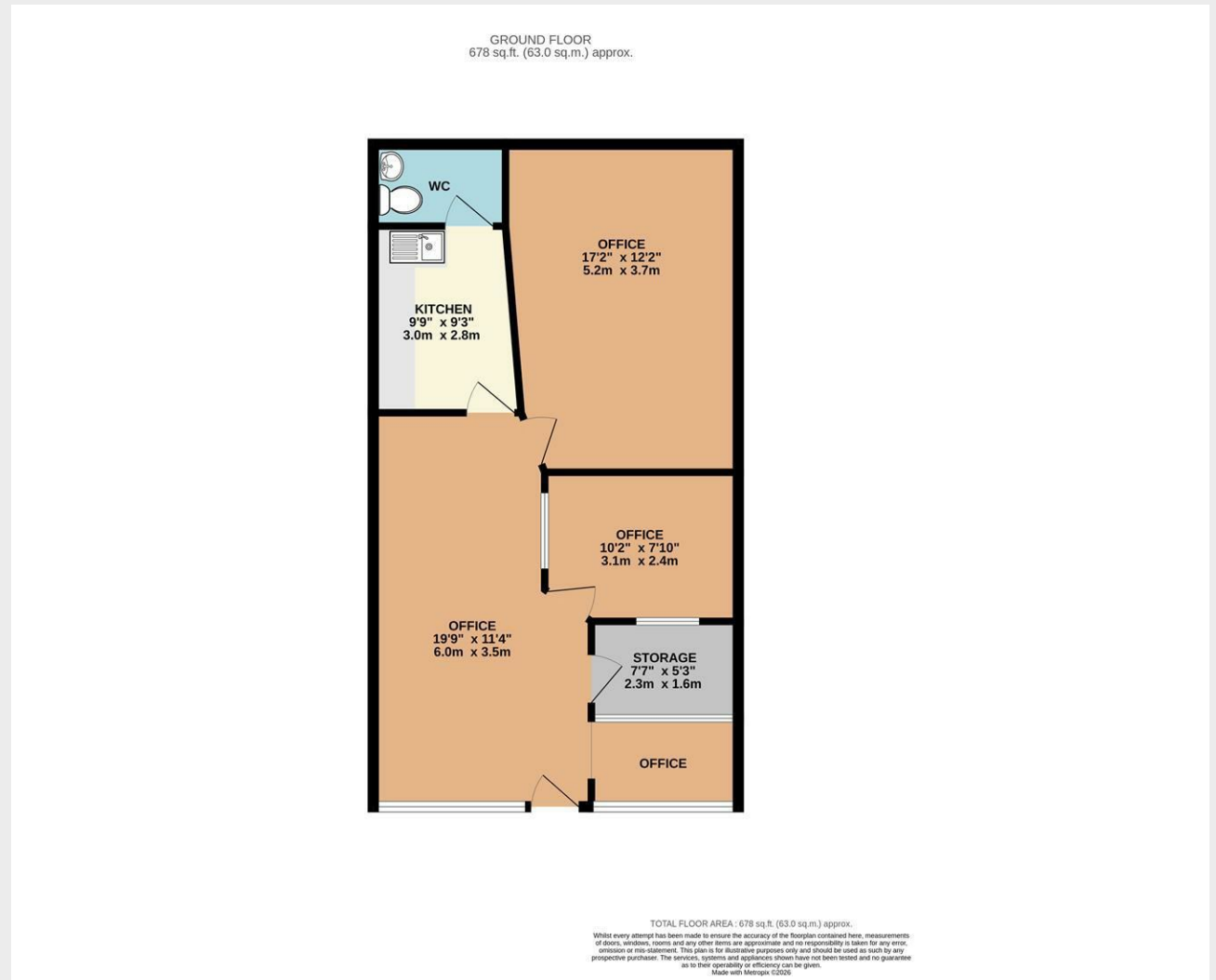
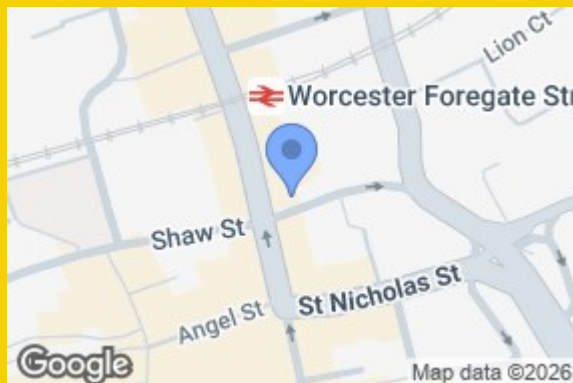
- * Preferred term: five years
- * Longer lease considered
- * Three months' rent deposit
- * Rent: £12,500 per annum exclusive
- * Incentives available by negotiation
- * Subject to contract, references and financial checks

BUSINESS RATES

Interested parties should make their own enquiries with Worcester City Council and the Valuation Office Agency. Small Business Rates Relief may be available depending upon the occupier's circumstances.

VIEWINGS

Strictly by appointment through the letting agent."



Council Tax Band **Exempt** EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

58, London Road Worcester
Worcestershire
WR5 2DS
01905 935958
hello@yourpropertybox.co.uk
www.yourpropertybox.co.uk