

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



87,
St. Johns, Worcester, WR2
5AG

- SHOP PREMISES AVAILABLE TO LET
- CONVENIENT ST JOHNS LOCATION WITH PROMINENT FRONTAGE
- EXTENDING TO APPROXIMATELY 653 SQ FT (60.7 SQ M)
- RENT: £12,500 PER ANNUM EXCLUSIVE

Ledbury Office

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND & FIRST FLOOR	Ground floor retail with store room. First floor stores, WC and shower.	653 Sq Ft (60.66 Sq M)	£12,500.00
TOTAL		653 Sq Ft	£12,500

Location

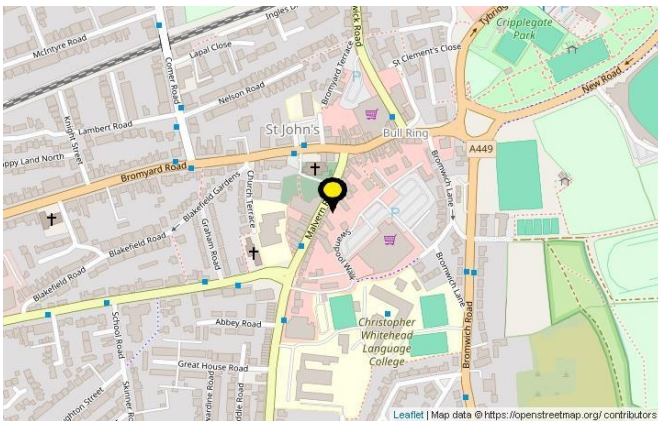
The property is located in the vibrant and well-established urban area of St John's, just west of Worcester City Centre. St John's is fondly known as the "Village in the City," and offers a strong sense of community, a mix of national and independent retailers, and excellent local amenities, which includes Sainsburys, St John's Sports Centre, and Christopher Whitehead College.

The area is well-served by public transport links and is within easy walking distance of Worcester city centre and Foregate Street railway station. Road connectivity is excellent, with direct access to the A44 and nearby links to the M5 motorway via Junction 7, providing fast routes to Birmingham, Cheltenham, and the wider Midlands region.

The property is located on a main arterial route into Worcester, the B4485 (Malvern Road), with a high level of traffic and footfall.

Description

The retail unit offers a versatile ground floor layout, suitable for a variety of uses (subject to planning), including retail, coffee shop, takeaway, or personal services. The shop benefits from a prominent frontage, large display windows, fronting the main road. Upstairs the property provides two storage rooms and WC/shower facilities.



Tenure

TENURE The premises are available to let on a new lease on full repairing and insuring terms, for a negotiable length

RENT £12,500 Per Annum Exclusive

LEGAL FEES Each party to be responsible for their own legal costs.

DEPOSIT A deposit equivalent to one quarters rent will be required

Business Rates

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £10,250

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING It is recommended that interested parties make their own enquiries to the local planning authority to confirm their proposed use is permitted.

The EPC rating for this property is D (79). <https://find-energy-certificate.service.gov.uk/energy-certificate/1645-0333-8585-4997-9977>

Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

The premises can be found located at the intersection of St John's B4485, Bransford Road and Powell's Row.

POST CODE WR2 5AG

WHAT3WORDS ///pack.scarf.catch

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.