

RETAIL UNIT TO LET (MAY SPLIT) 4/6 ANGEL PLACE, WORCESTER, WR1 3QS



Location

The property occupies a prominent central City Centre location fronting Angel Place, situated towards the Angel Walk entrance into the **Crowngate Shopping Centre**. Retailers within the vicinity include **Boston Tea Party**, **Vision Express** and **Poundland**. Along Angel Place are a number of independent market traders, the location is highlighted upon the attached traders extract.

Description

The accommodation forms part of a retail terrace. The adjacent units are significantly older than the subject property. The property is of modern brick/blockwork construction surmounted by a flat roof, originally arranged as two retail units, although at some point in the past the ground floor has been combined to create one retail unit. There are two staircases to the first floor; this would potentially allow reinstatement to two smaller retail units both with first floor ancillary accommodation. There is a single wc located at first floor above No4 Angel Place. There are no amenity facilities within No6 Angel Place.

Accommodation

Internal Width	10.46 m	(34 ft 4 ins)
Shop / Built Depth	6.70 m	(22 ft 0 ins)
Ground Floor Area	62.80 sq.m	(676 sq.ft)
First Floor Area	70.69 sq.m	(761 sq.ft)

Accommodation (cont)

Subject to finding two suitable tenants the property is considered suitable to be split into two smaller retail units comprising 313 sq.ft (No4) and 321 sq.ft (No6). Further details available upon application.

Terms

Available by way of a new fully repairing and insuring lease for a term of years to be agreed.

Commencing Rental

£32,500 per annum exclusive.

Rating Assessment

Rateable Value (2017)	£22,000
Rate in £ (2017/2018)	46.6p
Rates Payable	£10,252

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. Please note that in the event the property is split into two smaller units the likelihood is that once re-accessed each unit would qualify for small business rates relief.

EPC

D: 84 – a copy is available upon request.

Legal Costs

Each party are to be responsible for their own professional costs

Viewing

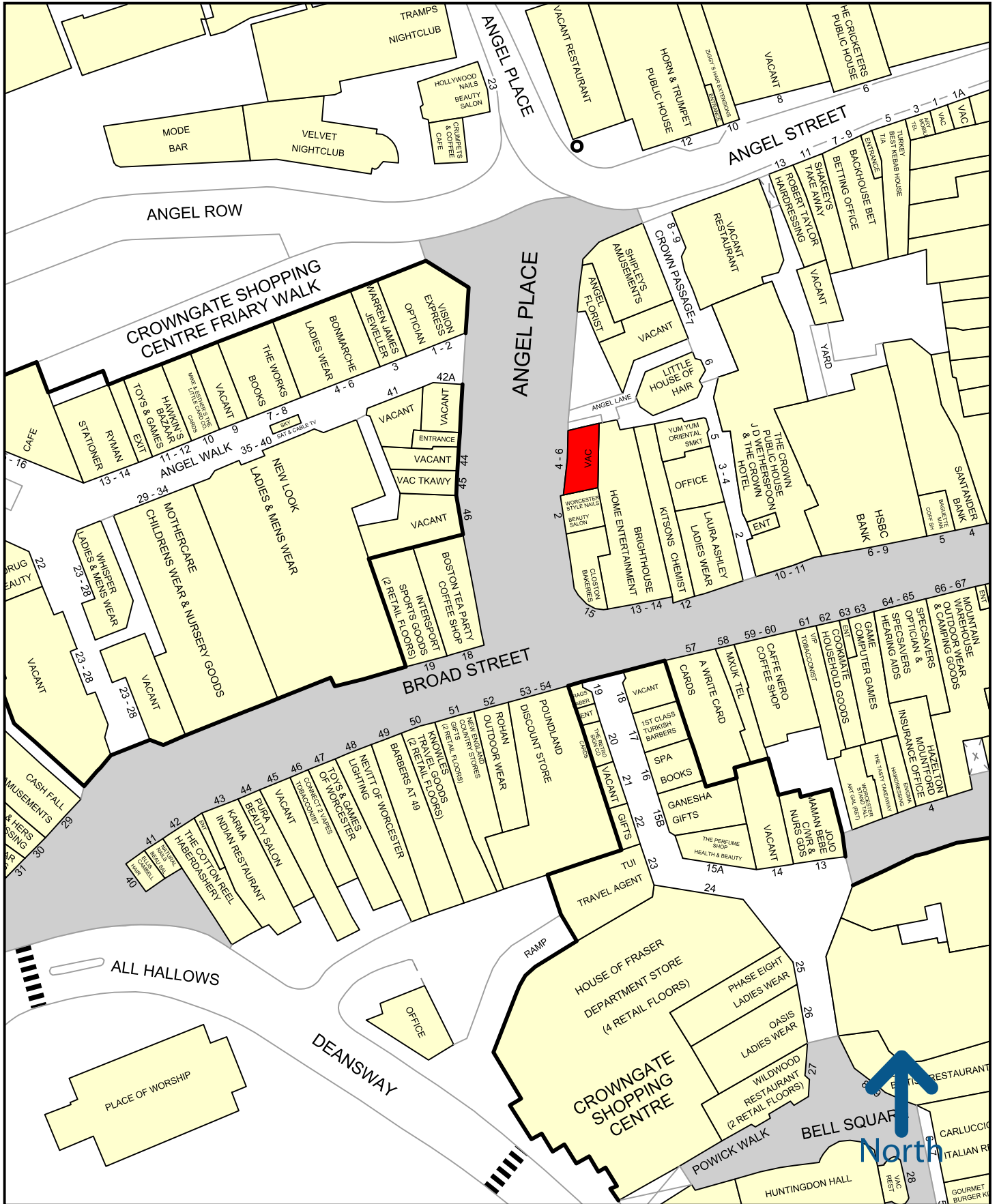
Strictly by appointment with the sole retained agent:-

David Thompson / Barry Muggridge
Rowley Hughes Thompson LLP

Direct Tel: 0121 212 7803 / 0117 970 7534

Email: davidt@rhtretail.co.uk/barrym@rhtretail.co.uk

All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 07/11/2018
Created By: RHT

