



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## 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 No.6 Angel Place.

#### Accommodation

Internal Width	10.46 m	(34' 4")
Shop/Built Depth	6.70	(22' 0")
Ground Floor	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 (No.4) and 321 sq ft (No.6). 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.

#### Rental

On Application.

#### Rating Assessment

Rateable Value (2017)	£22,000
Rate in £ (2019/20)	49.1p
Rates Payable	£10,802

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year (2019/20) and potentially each subsequent year until April 2022.

#### EPC Rating

D:84 – a copy is available upon request.

#### Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

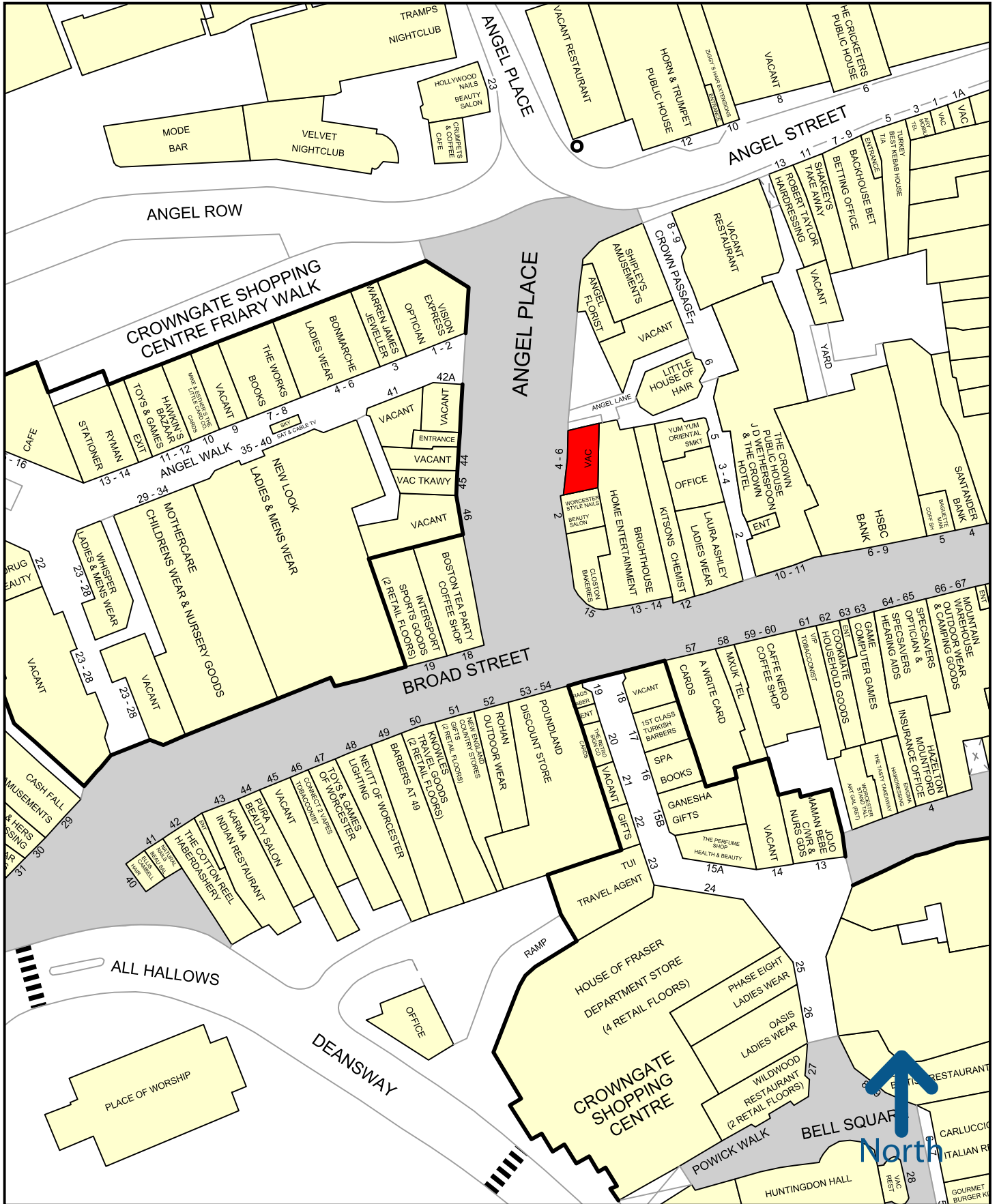
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Date prepared: January 2018. All transactions are stated exclusive of VAT. Subject to Contract.

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