



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



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)	£30,750
Rate in £ (2019/20)	49.1p
Rates Payable	£15,098.25

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 (2017/18) 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.

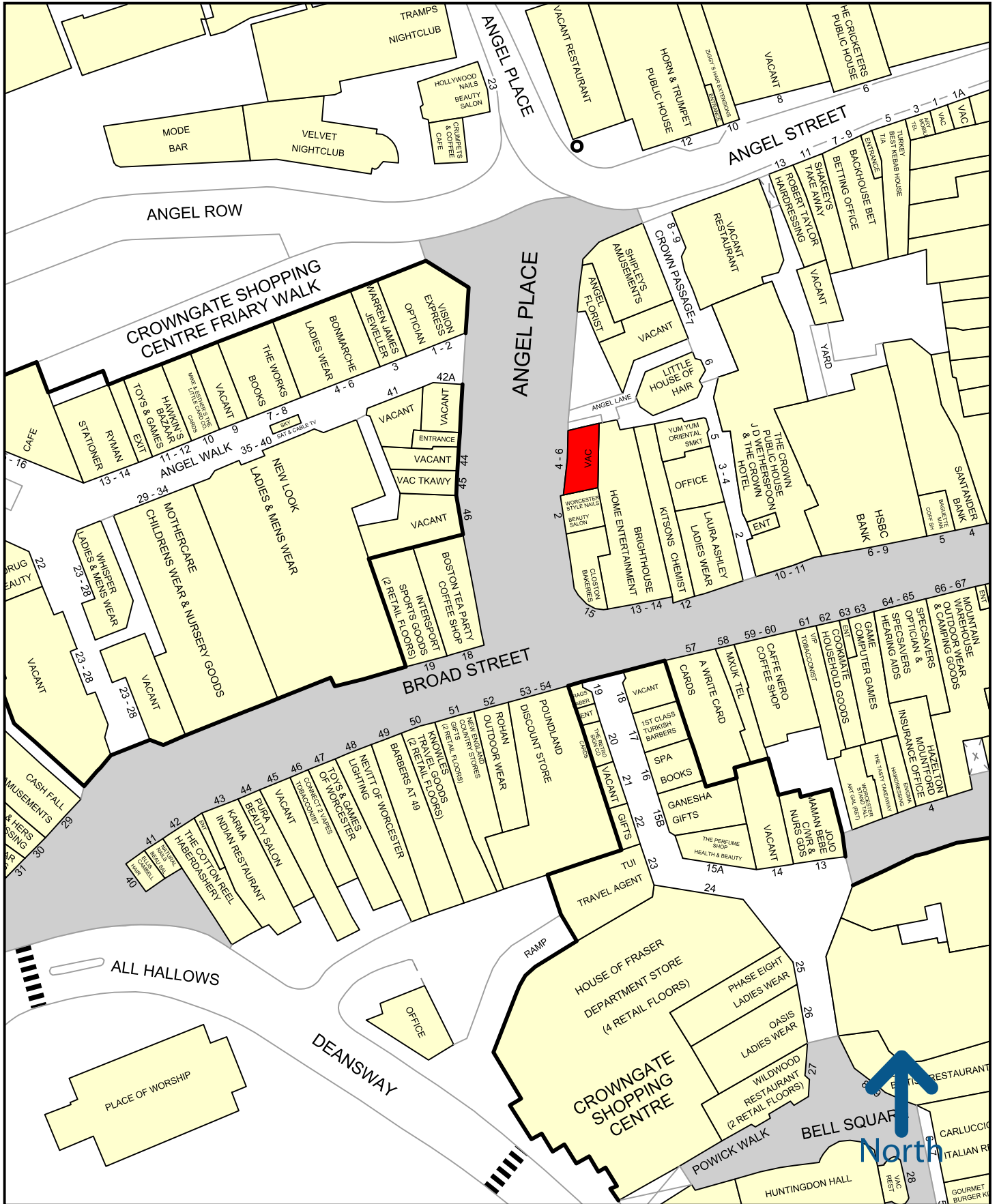
Contact:

David Thompson/Barry Muggridge
DD: 0121 212 7803/0117 970 7534

E: davidt@rhretail.co.uk/barrym@rhretail.co.uk

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

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



Experian Goad Plan Created: 07/11/2018

Created By: RHT

