



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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PRIME RETAIL UNIT TO LET

**13-14 BROAD STREET
WORCESTER
WR1 3LH**

TEMPORARY LET AVAILABLE

Location

The property occupies a very prominent City Centre location within pedestrianised Broad Street close to its junction with Angel Place and immediately opposite the Chapel Walk entrance to the Crowngate Shopping Centre.

Major occupiers within the immediate vicinity include **Mountain Warehouse, HSBC, Caffé Nero, Poundland and Boston Tea Party.**

Description

The property comprises a part three storey, part two storey building of brick construction with a flat roof, arranged to provide a ground floor shop with first floor storage and ancillary accommodation.

Accommodation

Gross Frontage	30'0"	9.15m
Internal Width	29'0"	8.84m
Shop Depth	76'9"	23.39m
Built Depth	113'11"	34.73m
Ground Floor Sales Areas	3,328 sq. ft	309.18 sq. m
First Floor Storage/Ancillary	2,092 sq. ft	194.35 sq. m
Second Floor - Sealed Off		

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, consideration will be given to a temporary letting.

Rental

£60,000 per annum.

Rating Assessment

Rateable Value - £81,000

Rate in the Pound - 51.2p

No business rates are payable until April 2021 under the Covid-19 Rates Relief Scheme.

EPC Rating

The property has an EPC rating of E.

VAT

Value Added Tax will be payable on the rent.

Legal Costs

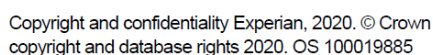
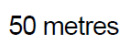
Each Party to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole letting agents:

David Thompson
Rowley Hughes Thompson
Tel: 0121 212 7803
Email: davidt@rhtretail.co.uk

**Date prepared: January 2021.
Transactions are stated exclusive of VAT,
Subject to Contract**



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