



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL UNITS TO LET

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 there are a number of independent market traders. The location is highlighted upon the attached trading plan extract.

Description

The accommodation forms part of a retail terrace. The shops are of modern brick/blockwork construction surmounted by a flat roof. The property is arranged to provide two retail shops with first floor storage/ancillary and they provide the following accommodation;

4 Angel Place

Internal Width	5.34 m	(17' 6")
Shop/Built Depth	6.25 m	(20' 6")
Ground Floor	28.15 sq m	(303 sq ft)
First Floor Area	18.3 sq m	(197 sq ft)

6 Angel Place

Internal Width	4.52 m	14' 10"
Shop/Built Depth	6.02 m	19' 9"
Ground Floor	25.18 sq m	271 sq ft
First Floor Area	33.17 sq m	357 sq ft

Terms

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

Rental

Our clients are seeking a rent of £12,500 per annum for each unit.

VAT

VAT will be payable on the rent.

Rating Assessment

The property is to be reassessed for rating purposes but, based upon the historical assessment, we believe that under current legislation no business rates will be payable.

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:

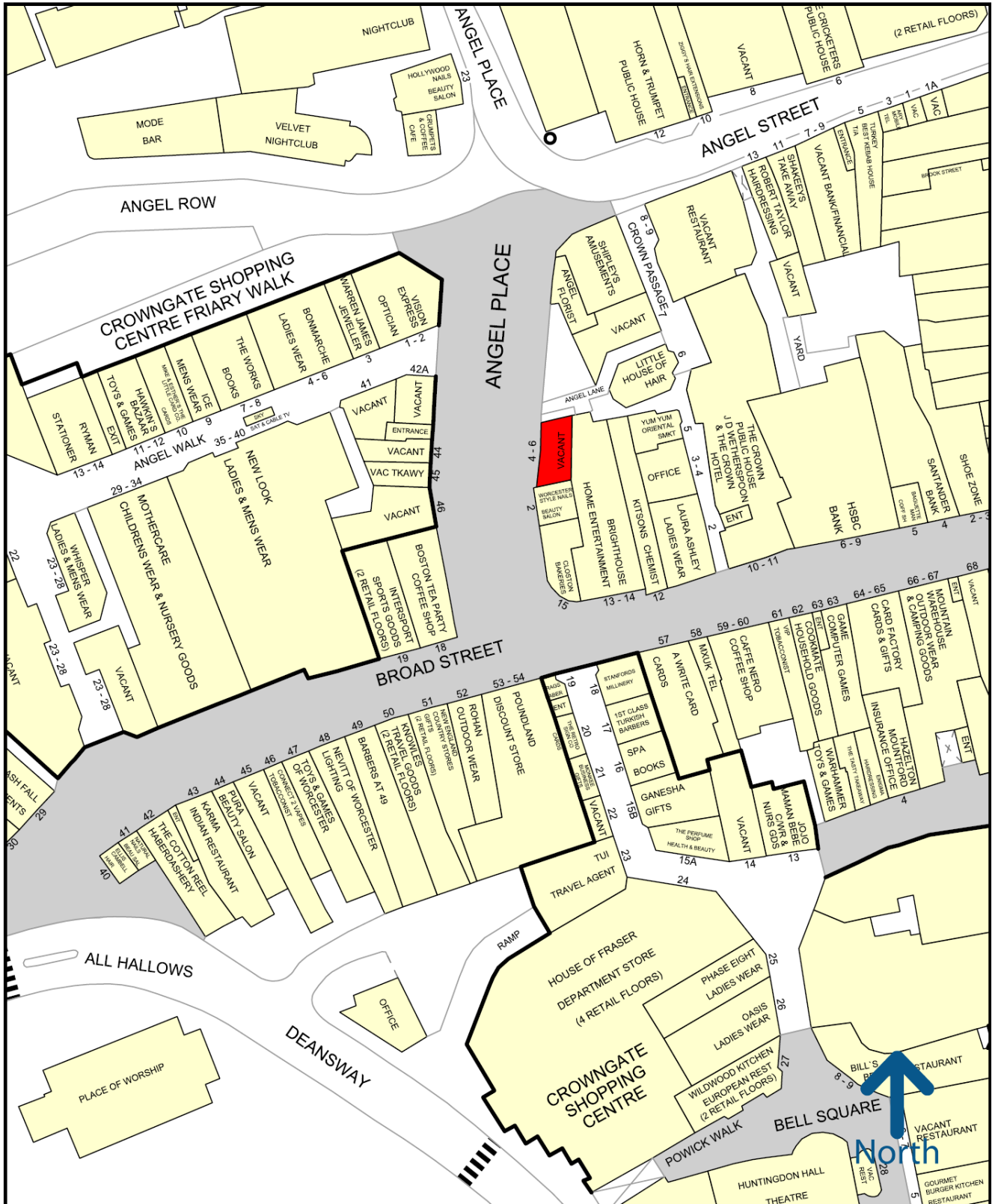
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Date prepared: January 2021. All transactions are stated exclusive of VAT. Subject to Contract.

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