



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

PROMINENT CITY CENTRE RETAIL UNIT

36 THE SHAMBLES WORCESTER

Location

The subject premises are located on The Shambles which is pedestrianised. The Shambles retail area hosts a number of national multiples including **Marks & Spencer, The Entertainer, TK Maxx** and **Argos**.

The subject premises are located within the central portion of The Shambles close to the entrance to Reindeer Court. The premises are adjacent to **Quartermaine Jewellers** and other occupiers in the near vicinity include **Vodafone, Sony Centre** and **Trespas**.

Description

The subject premises comprise a ground floor retail unit with first and second floor ancillary accommodation. Loading access is via the front of the premises.

Accommodation

Gross Frontage	4.11m	13'6"
Internal Width (front)	3.89m	12'9"
Built Depth	12.03m	40'3"
Ground Floor Sales	44.3sqm	477 sqft
First Floor Ancillary	21.6sqm	232 sqft
Second Floor Ancillary	21.1sqm	227sqft

Tenure

The premises are offered by way of a new 10 year effectively fully repairing and insuring lease, subject to an upward only rent review at the expiry of the 5th year of the term.

Rental

Offers based on £15000 per annum exclusive plus VAT.

Rating Assessment

Rateable Value	£19,237
Rate in £ (2020/21)	49.9p
Rates payable	£9,599.26

Please also note that the premises benefit from Covid rating assistance at this time.

Planning

The subject premises benefit from Standard Retail Consent but may be suitable for other Quasi retail purposes such as Professional Services and Food Takeaway subject to the obtaining of necessary consent.

Legal Costs

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

Energy Performance Certificate

EPC attached.

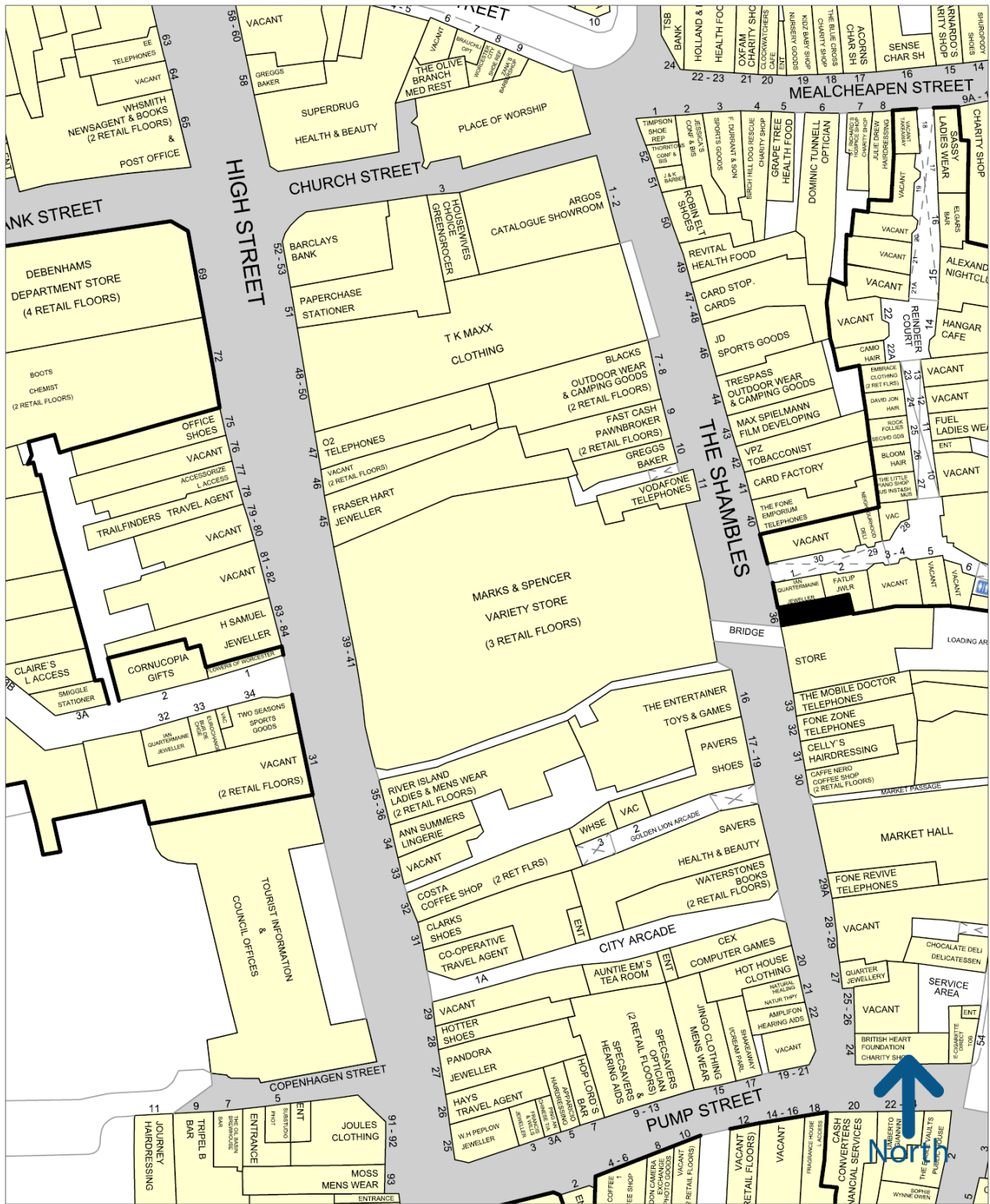
Viewing

Strictly by appointment with the joint agents:-

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Lauren Allcoat
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Date prepared: March 2021. Transactions are stated exclusive of VAT, Subject to Contract



Experian Goad Plan Created: 22/02/2021

Created By: RHT



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