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 **Trespass.**

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 £18,950 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.

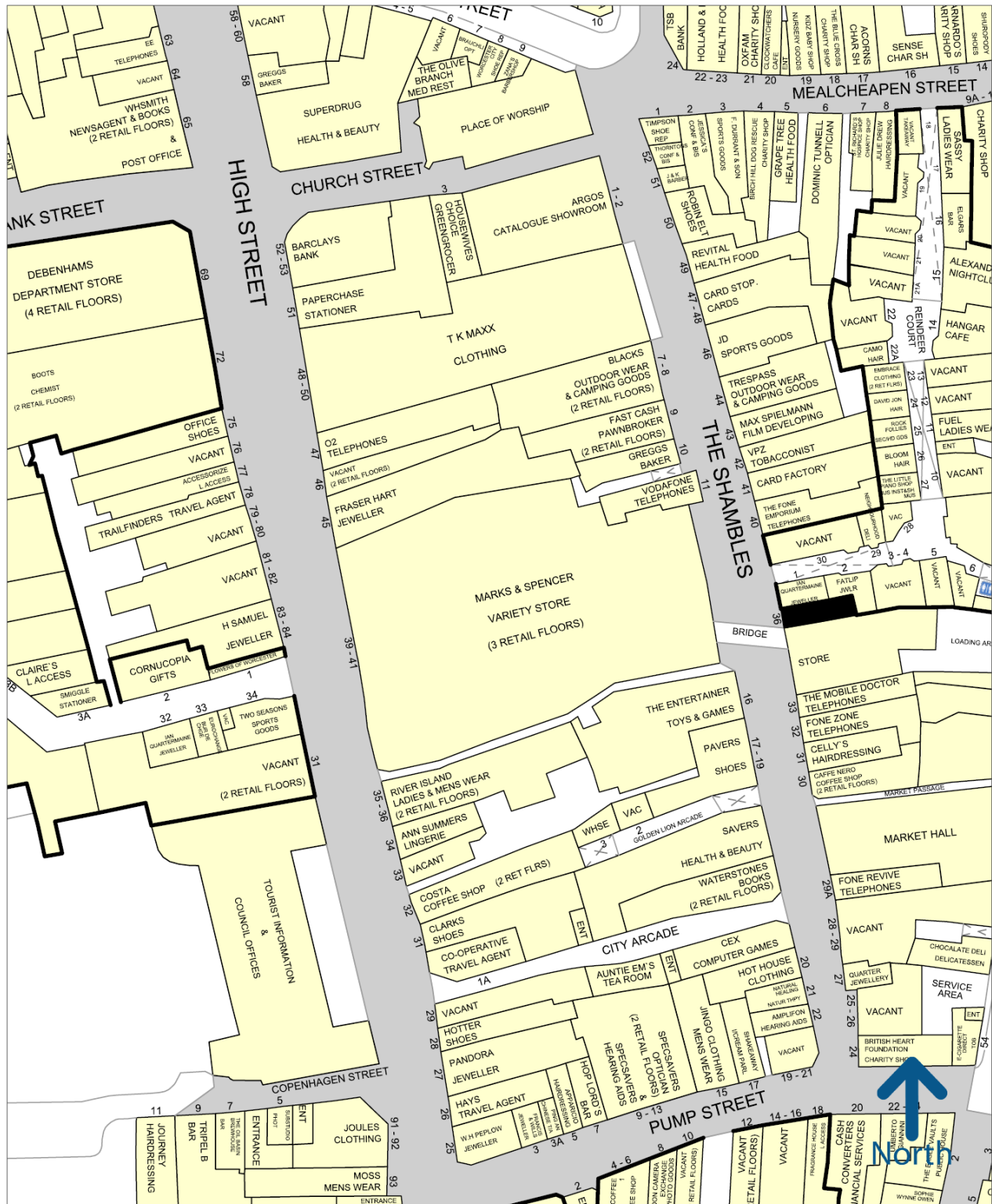### Energy Performance Certificate

EPC attached.

Viewing
Strictly by appointment with the sole agent:-

Jon Rowley
Rowley Hughes Thompson
DD: 0121 212 7801
Email: jonr@rhtretail.co.uk

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

Worcester

experian™

ROWLEY HUGHES THOMPSON
PROPERTY CONSULTANTS

MEALCHEAPEN STREET

TSB BANK
HOLLAND & BARRETT HEALTH FOO
OXFAM CHARITY SHC
CHARITY SHO
CAFE
THE BLUE CROSS CHARITY SHOP
CLOCKWATCHERS
KIDZ BABY SHOP NURSERY GOODS
ACORNS CHAR SH
SENSE CHAR SH
BARNARDO'S CHARITY SHOP
SHARPODY SHOES

22 - 23 21 20 19 18 17 16 14 9A - 1

EE TELEPHONES
VACANT
WHSMITH NEWSAGENT & BOOKS (2 RETAIL FLOORS) & POST OFFICE

GREGGS BAKER
SUPERDRUG HEALTH & BEAUTY
THE OLIVE BRANCH MED REST
PLACE OF WORSHIP

TIMPSON SHOE REP
JESSICA'S CONF & BIS
SPORTS GOODS
F. DURRANT & SON
BIRCH HILL DOG RESCUE CHARITY SHOP
GRAPE TREE HEALTH FOOD
DOMINIC TUNNELL OPTICIAN
JULIE DREW HAIRDRESSING
VACANT
SASSY LADIES WEAR
CHARITY SHOP

BANK STREET

HIGH STREET

CHURCH STREET

BARCLAYS BANK
HOUSEWIVES CHOICE GREENGROCER
ARGOS CATALOGUE SHOWROOM

DEBENHAMS DEPARTMENT STORE (4 RETAIL FLOORS)

PAPERCHASE STATIONER

ROBIN ELT SHOES
REVITAL HEALTH FOOD
CARD STOP. CARDS
JD SPORTS GOODS

TK MAXX CLOTHING

BOOTS CHEMIST (2 RETAIL FLOORS)

OFFICE SHOES
VACANT
ACCESSORIZE L ACCESS
TRAILFINDERS TRAVEL AGENT
VACANT

O2 TELEPHONES
VACANT
FRASER HART JEWELLER

BLACKS OUTDOOR WEAR & CAMPING GOODS (2 RETAIL FLOORS)
FAST CASH PAWNBROKER (2 RETAIL FLOORS)
GREGGS BAKER
VODAFONE TELEPHONES

TRESPASS OUTDOOR WEAR & CAMPING GOODS
MAX SPIELMANN FILM DEVELOPING
VPZ TOBACCONIST
CARD FACTORY
THE FONE EMPORIUM TELEPHONES

THE SHAMBLES

REINDEER COURT
CAMO HAIR
EMBRACE CLOTHING (2 RET FLRD)
DAVID JON HAIR
ROCK FOLLIES SEC/HD GDS
BLOOM HAIR
HANGAR CAFE
VACANT
FUEL LADIES WEA
VACANT

H SAMUEL JEWELLER
CORNUCOPIA GIFTS
CLAIRE'S L ACCESS
SMIGGLE STATIONER
IAN QUARTERMAINE JEWELLER
TWO SEASONS SPORTS GOODS
VACANT (2 RETAIL FLOORS)

MARKS & SPENCER VARIETY STORE (3 RETAIL FLOORS)

BRIDGE

IAN QUARTERMAINE JEWELLER
FATLIP JWLR
VACANT
VACANT
VACANT

STORE

THE ENTERTAINER TOYS & GAMES
PAVERS SHOES

THE MOBILE DOCTOR TELEPHONES
FONE ZONE TELEPHONES
CELLY'S HAIRDRESSING
CAFFE NERO COFFEE SHOP (2 RETAIL FLOORS)

RIVER ISLAND LADIES & MENS WEAR (2 RETAIL FLOORS)
ANN SUMMERS LINGERIE
VACANT

WHSE VAC
GOLDEN LION ARCADE
SAVERS HEALTH & BEAUTY
WATERSTONES BOOKS (2 RETAIL FLOORS)

MARKET HALL

MARKET PASSAGE

COSTA COFFEE SHOP (2 RET FLRS)
CLARKS SHOES
CO-OPERATIVE TRAVEL AGENT

CITY ARCADE

AUNTIE EM'S TEA ROOM
CEX COMPUTER GAMES
HOT HOUSE CLOTHING

FONE REVIVE TELEPHONES
VACANT
CHOCALATE DELI DELICATESSEN
QUARTER JEWELLERY
SERVICE AREA

TOURIST INFORMATION & COUNCIL OFFICES

VACANT
HOTTER SHOES
PANDORA JEWELLER
HAYS TRAVEL AGENT
W.H PEPLOW JEWELLER

SPECSAVERS HEARING AIDS
SPECSAVERS OPTICIAN (2 RETAIL FLOORS)
JINGO CLOTHING MENS WEAR
HOP LORD'S BAR
NATURAL HEALING
NATUR THPY
AMPLIFON HEARING AIDS
VACANT

VACANT
BRITISH HEART FOUNDATION CHARITY SHO

COPENHAGEN STREET

JOURNEY HAIRDRESSING
TRIPEL B BAR
THE OIL BASIN BROWHOUSE
ENTRANCE
JOULES CLOTHING
MOSS MENS WEAR

PUMP STREET

CASH CONVERTERS FINANCIAL SERVICES
ROBERTO'S ITALIAN
THE VAULTS

↑ **North**

50 metres