



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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WORCESTER CITY CENTRE SHOP UNIT TO LET

**58 HIGH STREET
WORCESTER
WR1 2QA**

Location

Worcester is a cathedral city 48k south west of Birmingham 37k north east of Hereford with a catchment population of approximately 100,000 according to Wikipedia. The Town has recently received a £17.9 million grant from the Government to improve the nearby Angel Place market, the Friary walk shopping centre and the bus station.

Description

The property is situated on the pedestrianised High Street adjacent to the new **Greggs**. On the other side is **Superdrug**, opposite **WH Smith** and near to **Boots**, **TK Maxx** and **Marks and Spencer**.

The property comprises a shop on 4 levels relocated on four levels as follows:-

Ground Floor Sales	709 sqft
First Floor	565 sqft
Second Floor	382 sqft
Third Floor	518 sqft

Tenure

The premises are available on a new lease for a term of years to be agreed.

Rent

£45,000 per annum on full repairing and insuring terms exclusive of rates where applicable.

Rating Assessment

Rateable Value	£46,500
Rate in the £	49.9p
Rates Payable	£23,203.50

We understand rates will be exempt until 1st July 2021.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm rated payable.

Legal Costs

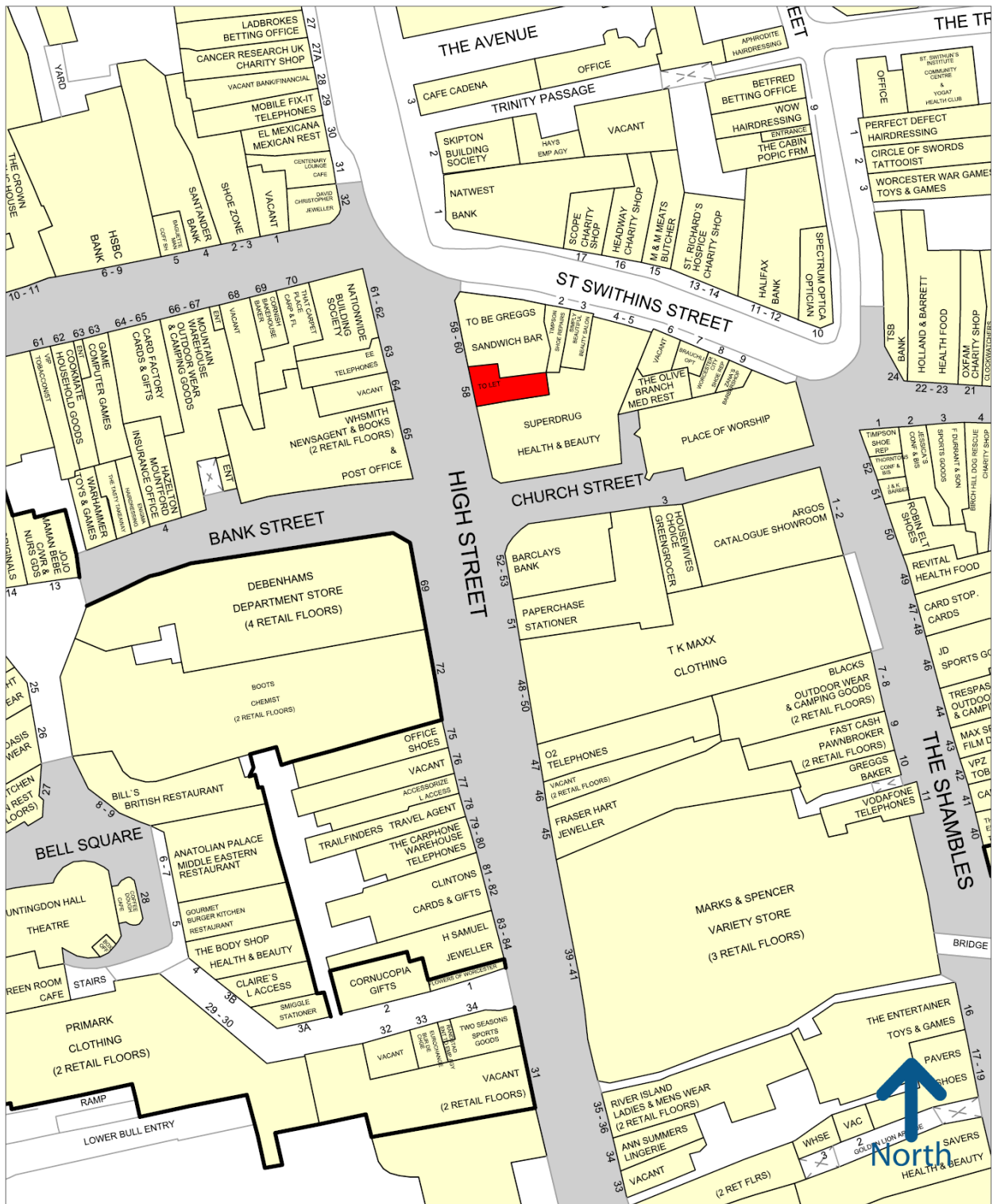
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

Strictly by appointment with the sole agent:

Ian Hughes
Rowley Hughes Thompson
Direct Dial: 0121 212 7802
Mobile: 07795 147434
Email: ianh@rhtretail.co.uk

Date amended: September 2021. Transactions are stated exclusive of VAT,
Subject to Contract



50 metres



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