

28 ST JOHNS

WORCESTER

WR2 5AH

TO LET

RENTAL: £13,500 PA

(exclusive of Rates)

Prominent Retail Unit within Busy Shopping Centre



LOCATION

The premises front St Johns and lie at the junction with Bromyard Road. The St Johns area provides a community shopping centre to the south of Worcester City Centre, benefits from a sizeable residential population and hosts occupiers such as Sainsburys, Subway, Dominos and Citroen. The University of Worcester is also situated nearby.

DESCRIPTION

The property forms part of a retail parade and consists of a lock-up retail unit that benefits from appropriate staff facilities.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Internal Width (max)	7.0 m	23'1"
Shop Depth	9.3 m	30'7"
Retail Area	58.2 sq m	626 sq ft

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £12,250

Rates Payable (2020-21): £6,014

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.

PLANNING

The premises benefit from planning consent for Use Class E of the Town & Country Planning (Use Classes) Regulations 2020. Alternative uses would be considered subject to planning.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 71 (Band C). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the sole letting agents:-
Centrick Commercial 01905 783297

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with in the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

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