

# RETAIL PREMISES FOR SALE OR LEASE

  
**wild**  
PROPERTY CONSULTANCY

68, Broad Street,  
Worcester, WR1 3LY

City centre location



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)

## STREET VIEW



## LOCATION

The property is located in the lovely cathedral City of Worcester with a resident population approaching 100,000 and a wide and affluent catchment. The City has excellent road links, situated on the M5, and good rail service to London, Oxford, Birmingham and Bristol. Broad Street is a busy good secondary trading location linking High Street with the Crowngate Shopping Centres. The property itself is towards the top of Broad Street, close to the junction with High Street and is adjoining Mountain Warehouse with other nearby occupiers including Card Factory, Caffe Nero, HSBC and Shoe Zone. There is a newly opened Pret a Manger close by on High Street.

## DESCRIPTION

The property has been until recently a Patisserie Valerie and comprises a good sized ground floor shop / restaurant with ground floor kitchen and customer toilets. There is storage and staff facilities at basement, first and second floors. There is a rear access to a small yard and then on to Bank Street via a shared fire escape. Floor plans are available.

## FLOOR AREAS

The property comprises the following areas and dimensions. The first and second floor can be excluded from a lease of the ground floor.

Gross Frontage	6.0 metres	19 ft 8 ins
Built Depth	26.22 metres	86 ft
Internal Width	5.51 metres	18 ft 0 ins
Sales Area	114.20 sq m	1,229 sq ft
Rear Store	7.99 sq m	86 sq ft
Basement	55.80 sq m	600 sq ft
<b>Total Ground and Basement</b>	<b>177.99 sq m</b>	<b>1,915 sq ft</b>
First Floor	55.80 sq m	487 sq ft
Second Floor	51.80 sq m	557 sq ft
<b>Total Floor Area</b>	<b>275.09 sq m</b>	<b>2,959 sq ft</b>

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Commercial Property | Chartered Surveyors | Asset Management | Investment

## LEASE

The premises are available on a new lease at a rent of £35,000 p.a. The tenant is responsible for all outgoings due including landlords building insurance.

VAT is applicable.

## RESIDENTIAL OPPORTUNITY

The first and second floors provide an opportunity to create residential apartments with a self-contained access from nos 66-67.

## FREEHOLD

There is the potential for the freehold purchase subject to vacant possession at £450,000. Please contact us to discuss this further.

## BUSINESS RATES & BID LEVY

The Rateable Value of the premises is £44,750.

The premises are subject to a small Levy to the Worcester BID. The BID was established in 2010 and is an organisation where funds collected are used for a range of initiatives to support the city centre. <https://www.worcesterbid.com/> The annual charge is calculated at 1.50% of the Rateable Value and would be £671.

## FURTHER INFORMATION

Is available from **Neil Wild**

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[www.wild-property.co.uk](http://www.wild-property.co.uk)

Alternatively contact our joint agent:

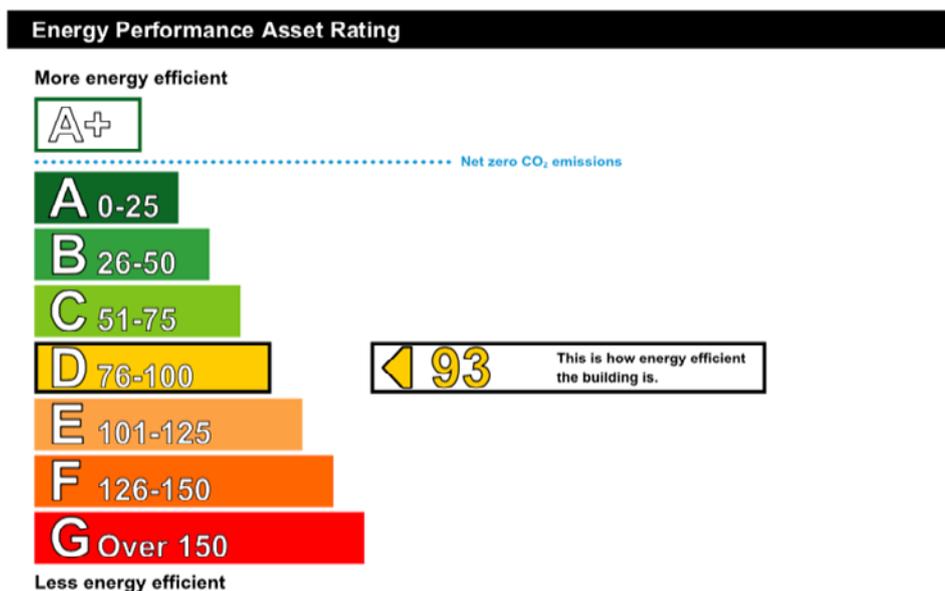
**Rob Alston Retail**

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## ENERGY PERFORMANCE CERTIFICATE



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