

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

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 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:

Gross Frontage	6.0 metres	19 ft 8 ins
Built Depth	26.22 metres	86 ft
Internal Width	5.51 metres	18ft 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
First Floor	55.80 sq m	487 sq ft
Second Floor	51.80 sq m	557 sq ft
Total Floor Area	275.09 sq m	2,959 sq ft

Wild Property Consultancy Ltd | 44, South Bar, Banbury, OX16 9AB | T: 01295 983 333 | E: neil@wild-property.co.uk

Commercial Property | Chartered Surveyors | Asset Management | Investment

LEASE

The premises are available on a new lease at a rent of £40,000 p.a. The tenant is responsible for all outgoings due including landlords building insurance.

VAT is applicable.

FREEHOLD

There is the potential for the freehold purchase subject to vacant possession. Please contact us to discuss this further.

BUSINESS RATES & BID LEVY

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

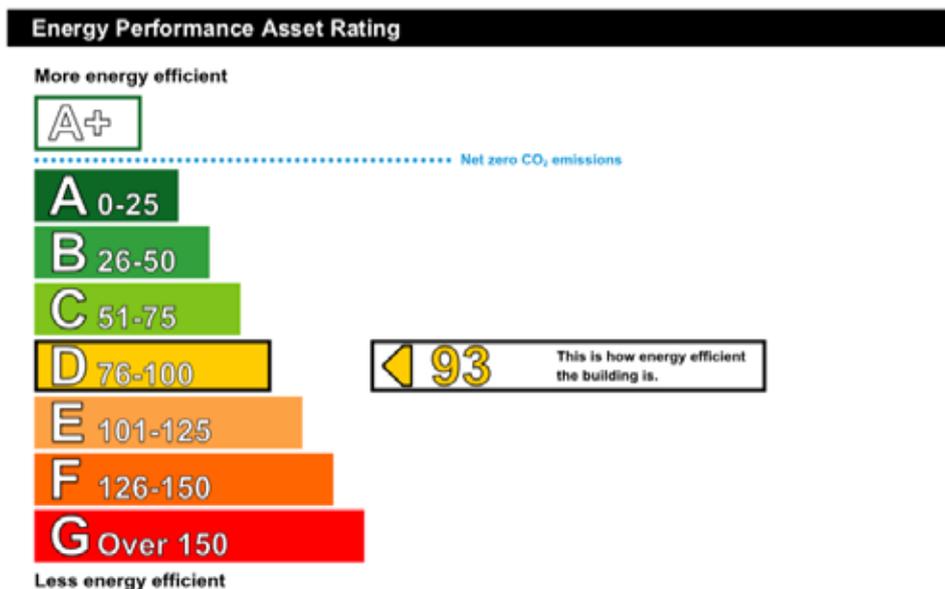
The premises are subject to a small Levy to the Worcester BID. The BID was established in 2010 and is an organisation where funds collected are used for a range of initiatives to support the city centre. <https://www.worcesterbid.com/> The annual charge is calculated at 1.50% of the Rateable Value and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

FURTHER INFORMATION

Is available from **Neil Wild**
t: 01295 983333
m: 07801 164034
e: neil@wild-property.co.uk
www.wild-property.co.uk

Alternatively contact our joint agent:
Rob Alston Retail
m: 07768 650446
t: 03301 233224
e: ra@robalstonretail.com

ENERGY PERFORMANCE CERTIFICATE





IMPORTANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

Wild Property Consultancy Ltd | 44, South Bar, Banbury, OX16 9AB | T: 01295 983 333 | E: neil@wild-property.co.uk

Commercial Property | Chartered Surveyors | Asset Management | Investment