



TO LET

7 CHARLES STREET WORCESTER WR1 2AQ



857.29 sq. ft. (79.59 sq. m.)

Approx. Net Internal Area

* Rent £15,000 per annum





Location:

The property is located on Charles Street on the edge of Worcester city centre between the A38 City Walls Road and New Street. The property is located amongst a number of retailers.

Description:

The property consists of a lock up shop with front retail area and two rear storage rooms with WC and kitchenette facilities.

Accommodation:

	sq. ft.	sq. m.
Shop	369.59	35.33
Store	223.50	20.76
Store 2	264.2	24.5

Tenure:

The property is available to let on a new lease.

Rental:

Annual rental of £15,000 per annum exclusive being payable quarterly in advance.

Rates:

We understand from internet enquiries that the property has a description of Shop and Premises with a Rateable Value of £8,300. We believe this would therefore be exempt from business rates if you qualify under the small business rates relief scheme. You should however make enquiries of the local authority to confirm the exact amount payable

Planning:

We believe that the property has planning in place of A1 Retail.



EPC:

Rating: **D** (95)

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each part to pay their own costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: David Walton
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Ref: RA116
Date: February 2019

Subject to Contract



WORCESTER