



# ROB ALSTON RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**FREEHOLD SHOP FOR  
SALE OR TO LET**



## WORCESTER

68 BROAD STREET, WR1 3LY.

### LOCATION

Worcester is an attractive cathedral city with a resident population of 100,000 and is located approximately 27 miles north of Gloucester and 31 south west of Birmingham.

### DESCRIPTION

The property is located in a busy good secondary pedestrianized trading location on Broad Street adjoining **Mountain Warehouse** and other nearby occupiers include **Card Factory, Caffè Nero, HSBC, Shoezone** etc.

The property comprises a ground floor retail unit with storage/staff facilities at basement, first and second floor levels and is of a traditional brick construction with a flat roof.

### ACCOMMODATION

Internal Width	18 ft 0 ins	5.51 m
Shop Depth	86 ft 0 ins	26.22 m
Sales Area	1,229 sq ft	114.2 sq m
Rear Store	86 sq ft	7.99 sq m
First Floor Storage/Staff	487 sq ft	45.3 sq m
Second Floor Storage/Staff	557 sq ft	51.8 sq m
Basement Storage/Staff	600 sq ft	55.8 sq m

### FREEHOLD

The property is available freehold with full vacant possession at **£500,000**.

### LEASE TERMS

Alternatively the property is available by way of a new lease at a commencing rental of **£40,000 per annum**.

### RATES

Rateable Value (2017)	£44,750
Interested parties are advised to make their own enquiries regarding rates payable for 2019/20.	

### VIEWING

Strictly by appointment via **ROBERT ALSTON (07768 650 446)** or **NEIL WILD** of Wild Property Consultancy (01295 983 333)

### EPC

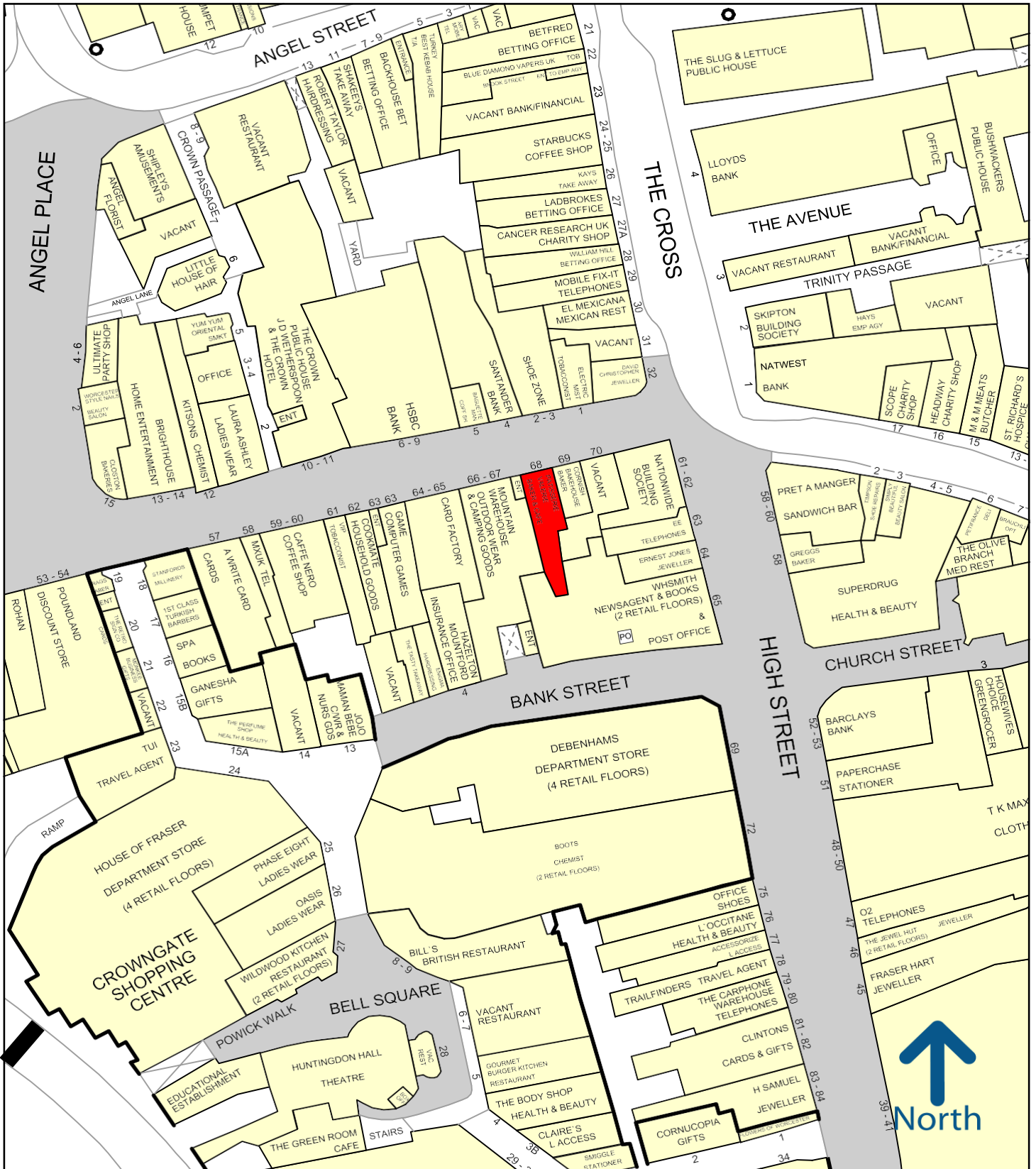
The property has an EPC rating of **D-93** a copy of which is available upon request.

# WORCESTER

68 BROAD STREET, WR1 3LY.



**ROB ALSTON**  
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.