

TO LET/FOR SALE

Leasehold/Freehold

Four Storey Retail Premises

1,562 sq ft (145.11 sq m)



14 Mealcheapen Street,
Worcester, WR1 2DQ

14 MEALCHEAPEN STREET, WORCESTER



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WR1 2DQ



Grade II Listed Four Storey Retail Premises

- 1,562 sq ft (145.11 sq m)
- The main pedestrian thoroughfare from St Martins Quarter retail development in the City Centre
- Adjacent to the Shambles and Reindeer Court Shopping Centre
- Close to the Cornmarket car park



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Approximate Travel Distances



Locations

- Malvern 9.3 miles
- Cheltenham 24.8 miles
- Birmingham 32.1 miles

Sat Nav Post Code

- WR1 2DQ

Location

The property is situated in the established secondary trading location of Mealcheapen Street, which runs between New Street and The Shambles, with an entrance to Reindeer Court Shopping Centre.

The property is in close proximity to The Cornmarket pay and display car park and is opposite the Reindeer Court entrance.

Mealcheapen Street has become the main pedestrian thoroughfare from the St Martin's Quarter retail development in to the heart of the City Centre.

Description

The property comprises a mid terrace four storey building currently arranged as a ground floor retail unit with ancillary staff and storage accommodation on three upper floors over.



Nearest Stations

- Foregate Street 0.2 miles



Nearest Airports

- Birmingham Int 37.9 miles

Accommodation

Floor	Sq M	Sq Ft
Ground Floor	33.63	362
First Floor	37.16	400
Second Floor	37.16	400
Third Floor	37.16	400
Total	145.11	1,562

Basement (not inspected)

Guide Price

£175,000

Guide Rent

£15,000 per annum exclusive.

Tenure

Freehold with vacant possession.

The premises is currently occupied under a Licence to Occupy.

Alternatively, the property is available to let by way of a new formal business lease for a term of years to be negotiated, subject to satisfactory references.

Business Rates

Rateable Value £13,000

Rates Payable £6,383

2019/2020 Rates Payable 49.1p in the £

Services

We understand all mains services are available or installed at the property. We would confirm that none of the services have been tested however.

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

EPC

Energy Performance Rating D.

Money Laundering

The successful Purchaser/Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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