

**** CONFIDENTIAL DISPOSAL ****

WORCESTER

76 HIGH STREET

**PRIME LISTED SHOP
TO LET**

LOCATION

The property occupies a prime trading location being adjacent to **Office Shoes** and **Accessorise**. Nearby multiple retailers include **WH Smith**, **Debenhams**, **Boots**, **Trailfinders**, **Carphone Warehouse**, **Clintons**, **H Samuel**, **Marks & Spencer**, **Fraser Hart**, **O2**, **TK Maxx** and **Superdrug**.

ACCOMMODATION

The premises are arranged on ground, first, second and third floors with the following approximate areas and dimensions:-

Net frontage	14'0"	4.3m
Shop depth	104'0"	31.7m
Ground floor sales	1,442 sq ft	134 sq m
First floor stock	619 sq ft	57.5 sq m
Second floor stock	482 sq ft	44.8 sq m
Third floor stock	497 sq ft	46.2 sq m



LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£79,500** (seventy nine thousand five hundred pounds) p.a.x.

HANDOVER DATE

The property will be available from **January 2020**.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£65,000
UBR 2019/2020	50.4p
Rates Payable 2019/2020	£32,760

For verification purposes prospective tenants are advised to make their own enquiries with Worcester City Council (0300 4560560)

EPC

The property has a rating of E125. A Certificate and Recommendations are available upon request.

LISTING

The property is Grade II Listed.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

Tel: 01244 403444

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

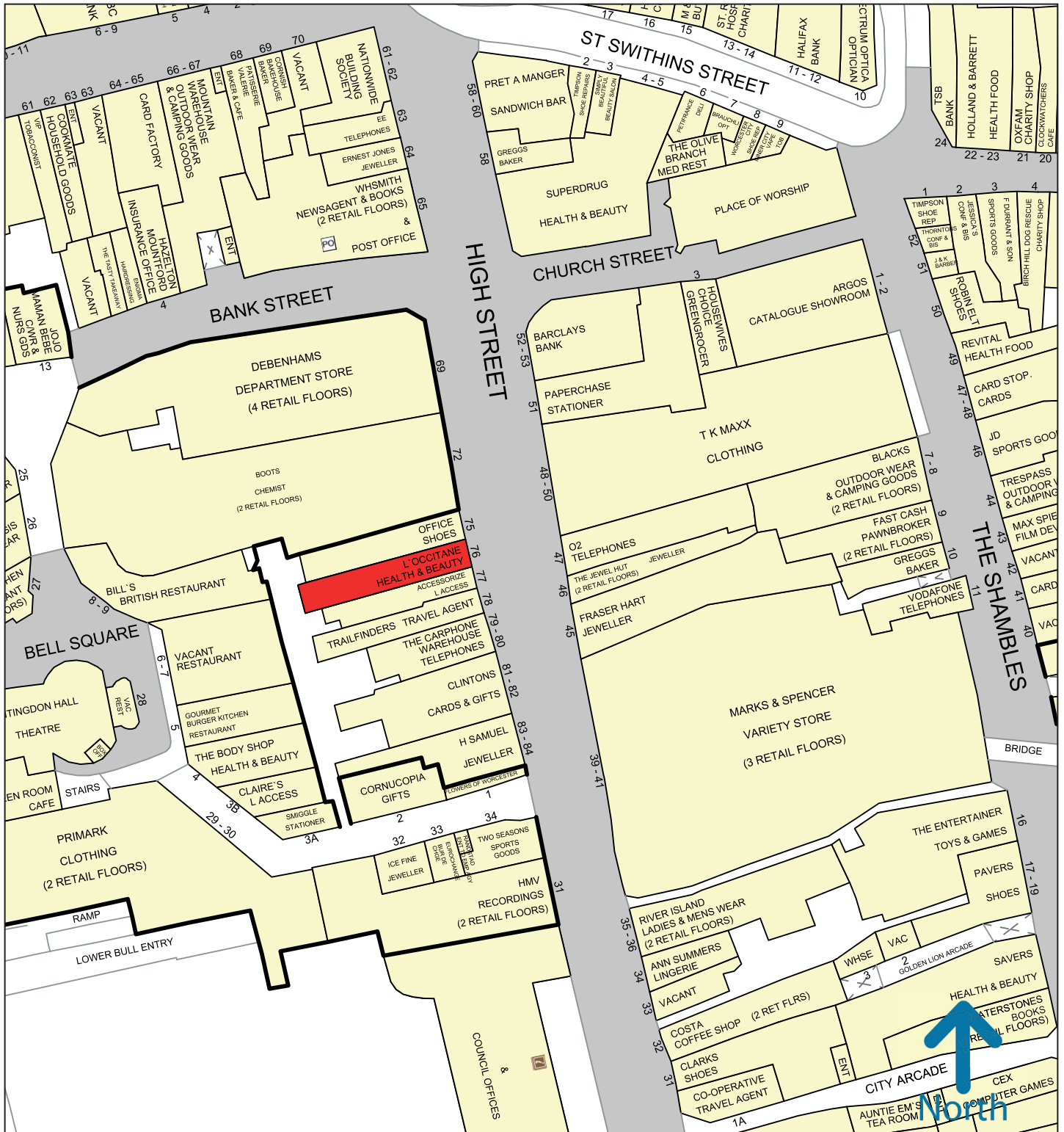
Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through:- Hugh Ockleston of Ockleston Bailey,
Tel: 01244 403444. Email: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

01.07.19



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retail leisure investment
01244 403444
www.ocklestonbailey.co.uk