

To Let

GJS | Dillon

The Commercial Property Consultants



14 Sansome Walk, Worcester WR1 1LP

Prominent City Centre Office Accommodation

- 1,719 sq ft (159.75 sq m) NIA
- Three storey office building with cellar
- Recently refurbished to a high standard
- Two designated car parking spaces
- Within walking distance of Worcester City Centre
- Approximately four miles to Junction 7 of the M5

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

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Location

The property is situated in a prominent position fronting yet set back from Sansome Walk, in what is regarded to be the main business district of Worcester and being within easy walking distance of the main pedestrianised shopping area.

Worcester is a major West Midlands city located approximately 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford city centre. Motorway access to the city is very good with Junctions 6 and 7 of the M5 motorway being within four miles of the city centre giving direct access to the national motorway network.

Description

The property is a mid-terraced three storey building of brick main wall construction surmounted by a pitched tiled roof with original sash windows to both the front and rear elevation.

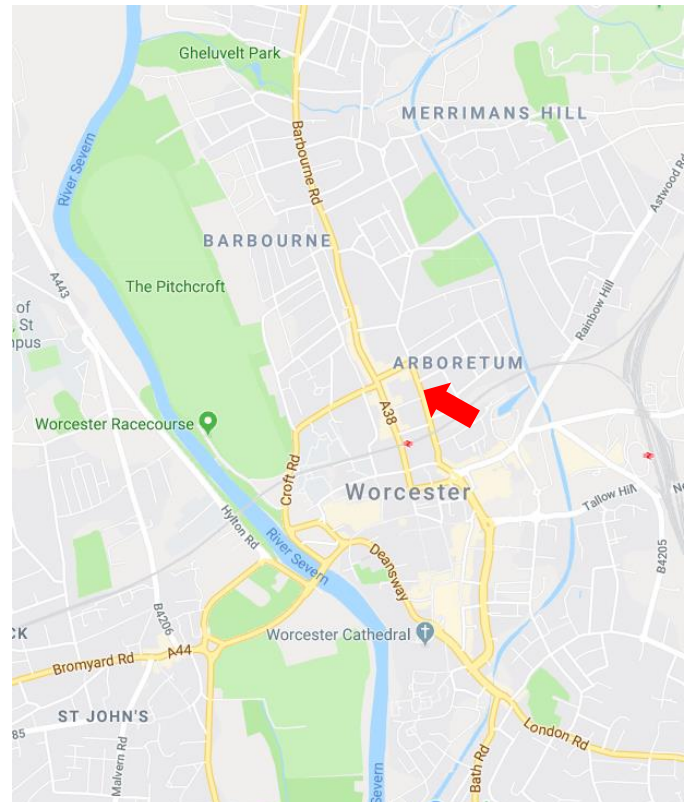
To the front of the property there is a hardstanding car parking area suitable for the parking of two vehicles and to the rear of the property there is a small hardstanding outside area with a garden area to the rear which is mainly laid to lawn.

The premises have been subject to a recent refurbishment, offering a high standard of accommodation throughout.

Cellar	403 sq ft	37.44 sq m
Ground Floor	491 sq ft	45.61 sq m
First Floor	486 sq ft	45.15 sq m
Second	337 sq ft	31.31 sq m
Total	1,719 sq ft	159.70 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.



Guide Rental

£13,500 per annum exclusive

VAT

We understand the property has not been elected for VAT.

Rating Assessment

Rateable Value 2019/2020 – £10,250

This qualifies for small rates relief (subject to this being your only premises)

Energy Performance Certificate (EPC)

The property has an energy performance rating of E.

Legal Costs

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

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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