

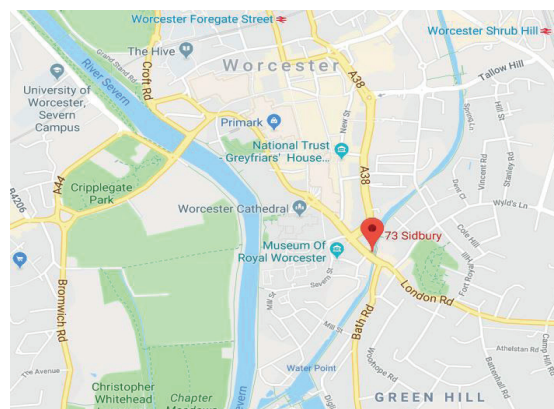
TO LET

73 SIDBURY, WORCESTER WR1 2HU



HIGH QUALITY, RECENTLY REFURBISHED GROUND FLOOR RETAIL UNIT

- 470 sq ft (43.5 m sq) of prime retail space
- Highly prominent roadside location
- Situated on the sought after Sidbury
- Close proximity to Worcester City Centre
- Recent extensive refurbishment
- Suitable for a range of commercial uses



Rent: £11,400 per annum (Exclusive)

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LOCATION

Worcester is a beautiful Cathedral and University City on the banks of the River Severn, in the heart of the Midlands.

Situated close to both the Malvern Hills and the Cotswolds and with easy access to the M5 it offers something for everybody.

The City offers live entertainment at the Swan Theatre and nearby Huntingdon Hall, as well as regular concerts in the city's beautiful Cathedral.

Sidbury is close to a wide range of restaurants, pubs and clubs around the City Centre, as well as two multi-screen cinemas.

DESCRIPTION

Situated on the picturesque Sidbury in the heart of Worcester, the ground floor accommodation forms part of a three storey end terrace building.

The property has been recently refurbished to an excellent standard throughout.

The Unit consists of a large glazed shop front, providing 470 sq ft (43.5 m sq) of retail space, a staff toilet, and kitchen.

The unit benefits from air conditioning/ climate cool heating, along with LED lighting throughout.

The unit is currently in use as the Landlords offices, but would suit a range of retail/ commercial users.

ACCOMMODATION

	sq m	sq ft
Ground Floor	43.5	470
Total	43.5	470

RENT

£11,400 (Eleven Thousand Four Hundred Pounds) per annum (Exclusive of VAT).

TENURE

The property is available on a new Tenant's Full Repairing and Insuring lease for a length of years by negotiation.



RATEABLE VALUE

Rateable Value 2018/19: £6,300

Rates Payable 2018/19: £3,024

Small Business Rates (SBR) rates relief may apply. Interested parties to make their own enquiries to the local authority.

PLANNING

The property currently holds an A1 retail consent. All parties should make their own enquiries to the local planning authority.

EPC

Available upon request.

SERVICES

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective tenants should make their own enquiries.

VAT

All figures quoted are exclusive of VAT. The property is understood to not be elected for VAT. Any prospective tenant should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's legal fees in relation to the granting of a new lease.

LOCAL AUTHORITY

Worcester City Council, The Guildhall, High Street, Worcester, WR1 2EY

VIEWING

Strictly by arrangement via the Sole Agent.

Huw Bevan
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TO LET

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