PRIME SHOP TO LET

WORCESTER - 95 HIGH STREET

7-8 Conduit Street London, W1S 2XF 020 7182 7480 www.fawcettmead.co.uk



- PRIME HIGH ST LOCATION
- CLOSE TO CATHEDRAL SQUARE DEVELOPMENT

LOCATION

Worcester is an attractive and historic Cathedral City and the administrative and commercial hub for Worcestershire.

The subject property is situated in a prime trading location at the southern end of the High St. The nearby Cathedral Square development was extensively redeveloped in 2017 to retain tenants including H&M and Next and provide a new leisure quarter, including ASK, All Bar One, Cosy Club, Five Guys, Yo Sushi! and Miller & Carter.

Other surrounding occupiers include Joules, Fat Face, Flying Tiger, Hotel Chocolat and White Stuff.

TENURE

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

QUOTING RENT

£100,000 per annum exclusive.

ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

Ground Sales:	157.31 sq m	1,693 sq ft
Ground Ancillary	41.45 sq m	446 sq ft
First Sales	75.29 sq m	810 sq ft
First Ancillary	94.68 sa m	1.018 sa ft

RATES

Rateable Value - £85,000 Multiplier (2019/20) - 50.4p Rates Payable (19/20) - £42,840

Interested parties should verify these figures with the Valuation office.

LISTING

The property is Grade II Listed

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne
0117 973 2502
craig@fawcettmead.co.uk

Subject to Contract and Vacant Possession

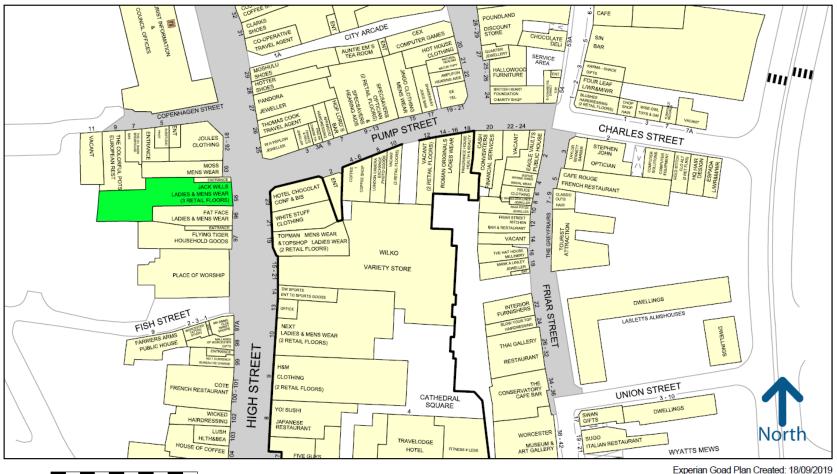
Created By: Fawcettmead





Worcester





MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

50 metres

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property. No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.