

# TO LET

Leasehold  
Retail Premises  
224 sq ft - 376 sq ft

**The Hopmarket**  
Worcester, WR1 1DL





# The Hopmarket, Worcester



## The Hopmarket, Worcester, WR1 1DL



### Retail Premises in City Centre location.

- 224 sq ft (20 sq m) - 376 sq ft (35 sq m)
- Distinctive shopping arcade situated in Worcester City Centre.
- Close to public pay & display car parks.
- Accommodates a range of occupiers including cafes, florist, wool shop, beauty salon, jewellers, massage parlour, gift shop, trophy shop, hairdressers, barbers and a tattooist.



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### Approximate Travel Distances



#### Locations

- Birmingham - 31.8 miles
- Cheltenham - 27.3 miles

#### Sat Nav Post Code

- WR1 1DL

### Location

The property is located on The Foregate in Worcester City Centre, a short distance from Foregate Street Train Station and the High Street.

It is situated in a very prominent corner location at the junction of Foregate Street, Sansome Street and Shaw Street.

### Description

Built as a Hotel in the 20<sup>th</sup> Century, The Hopmarket is now home to a number of independent retailers including a cafe, florists, wool shop, beauty salon, jewellers and hair dressers.

Unit 1 and 17 have their own w/c whilst Unit 5-6 have shared facilities.

### Accommodation

Description	Sq M	Sq Ft
Unit 1	35	376
Unit 5-6	20	224
Unit 17	21	230



#### Nearest Stations

- Worcester Foregate - 0.1 mile
- Worcester Shrub Hill - 0.9 miles



#### Nearest Airports

- Birmingham - 38.6 miles

### Guide Rental

Unit 1 - £8,000 per annum exclusive.  
Unit 5-6 - £5,000 per annum exclusive.  
Unit 17 - £5,000 per annum exclusive.

### Service Charge

A service charge is levied on all the occupiers of The Hopmarket to cover the costs of services provided by the Landlord to the common areas.

### Business Rates

Unit 1 Rateable Value - £6,700\*  
Units 5-6 - Currently assessed with Unit 7. A reassessment will be required upon occupation.  
Unit 17 Rateable Value - £4,250\*

2020/2021 Rates Payable 49.9p in the £

\*The ingoing tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

### Services

We understand that mains services are available to the property.

### Legal Costs

A contribution will be payable towards the Landlord's legal costs of £350.

### References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

A deposit of 3 or 6 months may be requested by the Landlord.

### Anti Money Laundering

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

### EPC

Unit 1 - D  
Units 5 & 6 - C  
Unit 17 - E

### VAT

VAT is not chargeable in respect of this transaction.

### Viewings

By prior arrangement with the agent.



#### Please Note

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Particulars dated September 2020.

