



1 Fish Street  
Worcester

# TO LET - 1 FISH STREET, WORCESTER



1 Fish Street, Worcester, WR1 2HN



**First and Second Floor offices located in the heart of Worcester City Centre**

- 1,201 sq ft (111.50 sq m)
- City Centre location
- Close to public transport including the Bus Station at CrownGate and Foregate Street Train Station.
- Situated near to the recently refurbished Cathedral Square Complex.



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# First and Second floor office premises

## Location

The property is located on the corner of the High Street and Fish Street in the heart of the City Centre.

The location benefits from being on one of the main shopping parades in Worcester. Public transport with Foregate Street Train Station (with direct links to Birmingham New Street and London Paddington), and the Bus Station at CrownGate are all within walking distance.

The surrounding uses comprise a mixture of offices, bars, coffee shops, restaurants and conventional retail units.

## Description

The property is a three storey building of traditional brick construction with a retail premises located on the ground floor and offices above.

The office suites are self contained and located on the first and second floors of the building with its own entrance off Fish Street.

Internally the property comprises three well proportioned offices to the first floor along with a w/c and a further four offices, w/c and kitchenette to the second floor.

## Accommodation

Floor	Description	Sq M	Sq Ft
First	Offices	48	517
Second	Offices	61	657
Second	Kitchenette	2.5	27
<b>Total</b>		<b>111.5</b>	<b>1,201</b>

## Tenure

The property is available to let by way of a new formal business lease for a term of years to be negotiated, subject to satisfactory references.

## Guide Rental/Price

£8,500 per annum exclusive.

## Insurance

The Landlord insures the property and recovers the cost from the Tenant.

## Business Rates

Rateable Value £8,000

Rates Payable £3,840

2018/2019 Rates Payable 48p 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, namely mains water, gas, electricity and mains drainage.

## Legal Costs

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

## References/Deposit

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

The Landlord may also request a 3/6 month deposit.

## Money Laundering

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

## EPC

Energy Performance Rating to be confirmed.

## VAT

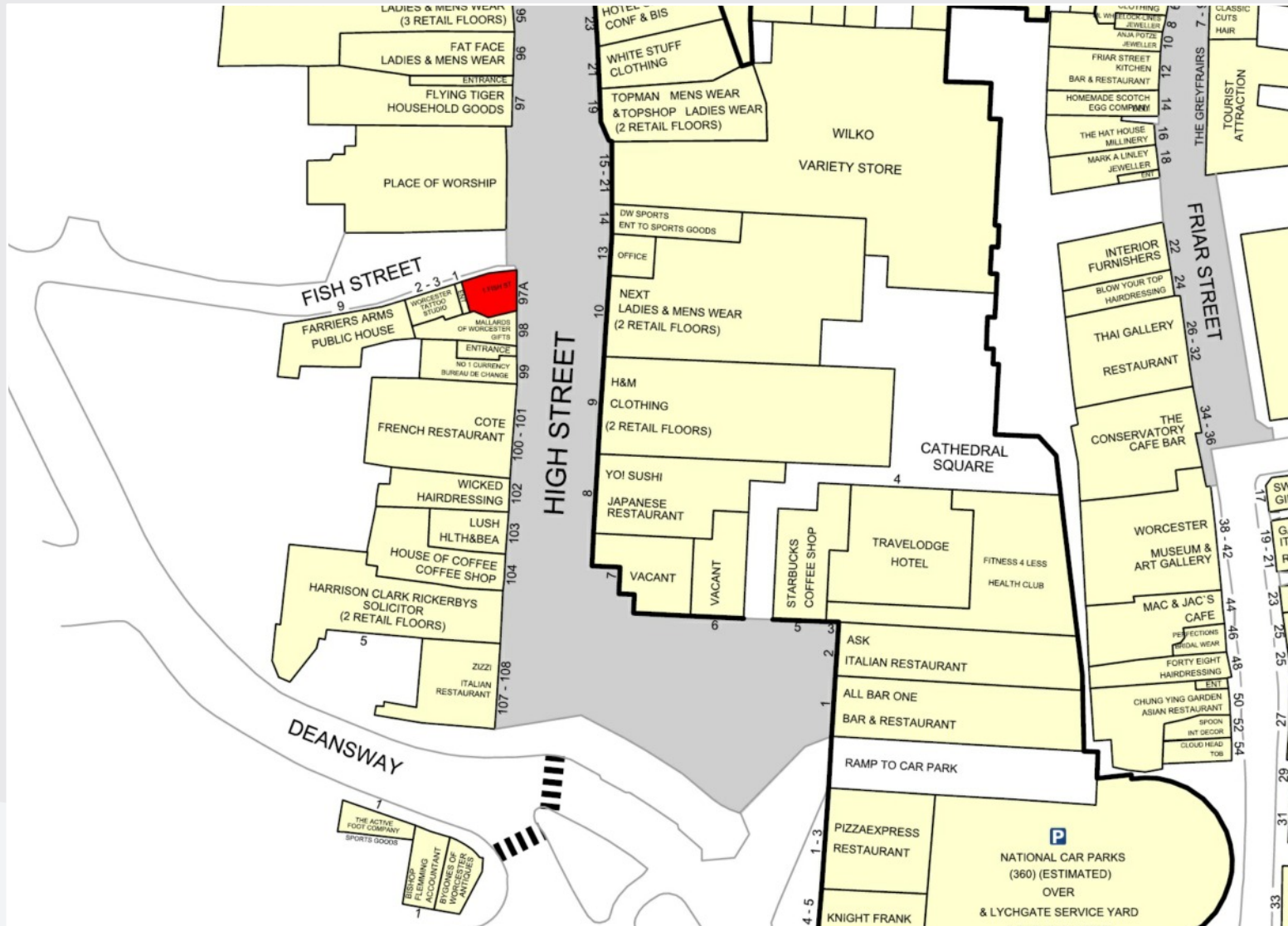
Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

By prior arrangement with the agent.



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Licence Number 100019885 - Not to scale

**Approximate Travel Distances**

**Locations**

- Malvern 8.1 miles
- Cheltenham 23.8 miles
- Birmingham 31.8 miles

**Sat Nav Post Code**

- WR1 2HN

**Nearest station**

- Foregate Street 0.4 miles

**Nearest Airports**

- Birmingham Int 37.2 miles



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