



OFFICE AND WAREHOUSE PREMISES 13-17 Carden Street, Worcester, WR1 2AX

- 7,893 sq ft (733 sq m) GIA
- Long Leasehold available for purchase or new occupational Lease available
- Extensive frontage to Carden Street
- Excellent loading facilities
- City Centre location

WAREHOUSE PREMISES

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Location

The property is located on Carden Street, just off City Walls Road in Worcester City Centre.

Carden Street is home to a range of business and trade counter occupiers including Kwik Fit, City Electrical Factors, Tile Giant, Enterprise Rent-A-Car and 5 Star Windows.

Description

The premises has until recently been occupied by the Youth Support Service. It provides a range of offices at the front of the building together with a warehouse/workshop at the rear.

A fully functional cafe was installed in part of the building by the previous occupier and was open to the public. A useful loading bay is located to the one end of the building.

Accommodation

7,893 sq ft (733 sq m) GIA

Tenure

Long Leasehold. The property is held for a term of 99 years from 1st July 1972. There are therefore approx 53 years left unexpired. The current ground rental is £3,325 per annum.

Alternatively a new occupation al Lease is available, for a term to be agreed.

Price/Rent

Long Leasehold £350,000

Rental £32,500 per annum exclusive

Business Rates

Rateable Value: £31,750

Rates Payable: £15,208.25

2017/2018 Rates payable 47.9p in the £.

Energy Performance Rating

Energy Performance Rating is C

Legal Costs

Each party to bear their own legal costs.

Money Laundering

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

Services

We understand that mains services are available to the property, namely water, electricity and mains drainage. There is an oil fired central heating system.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

01905 728 444

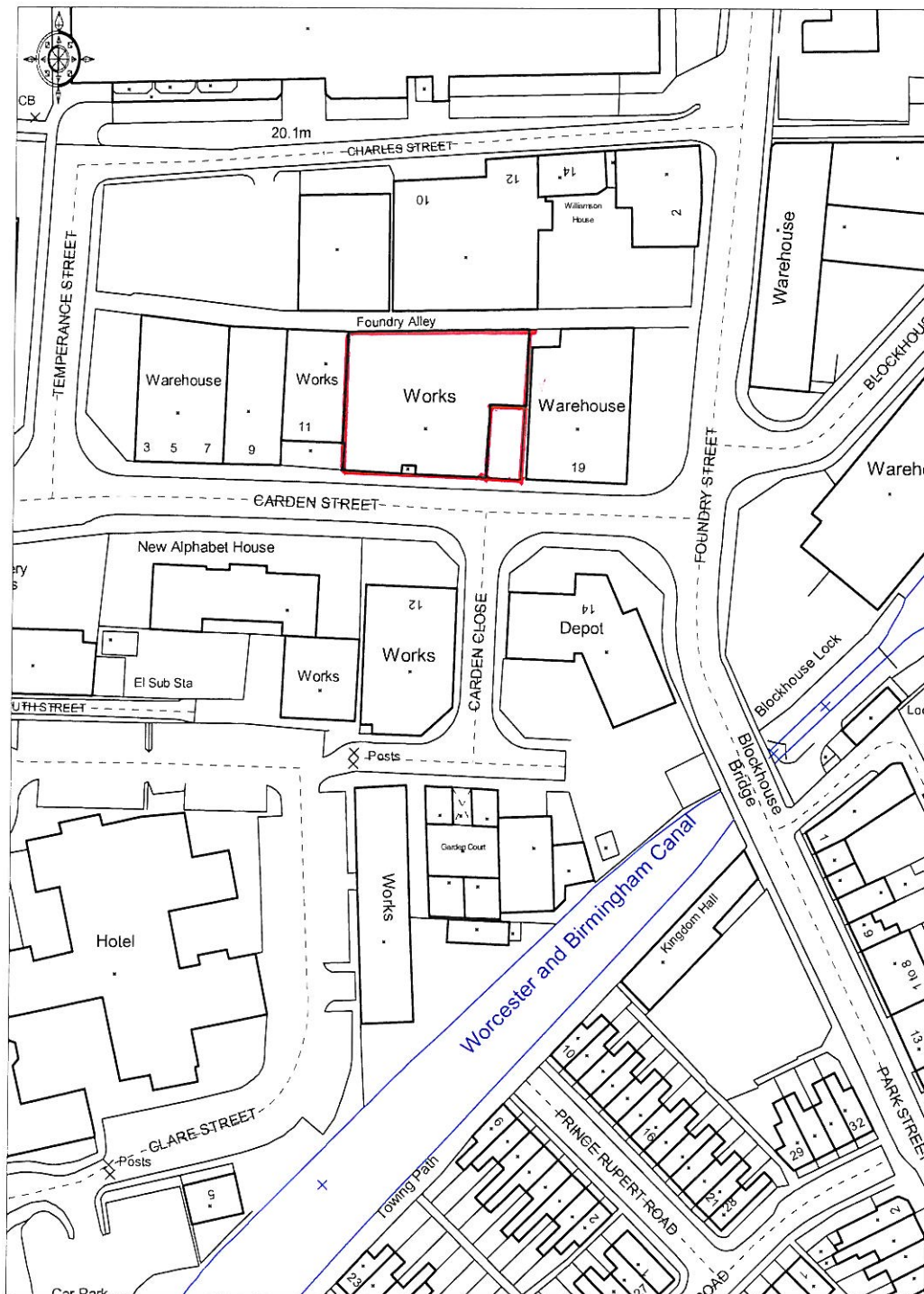
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Ordnance Survey

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