



Location

Worcester is a historic Cathedral City approximately 30 miles south west of Birmingham.

The property is located at the northern end of The Shambles at the junction with Church Street. Other occupiers in close proximity include **Blacks, Marks & Spencer, JD Sport, TK Maxx** and **The Entertainer**.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	375.79	4,045
First	339.1	3,650
Total	714.89	7,695

Passing Rent

£250,000 pax

For further information please contact:

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Lease Terms

Available by way of an assignment of the existing lease due to expire on 18/11/2023.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £120,000

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

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

VAT

VAT if applicable will be charged at the standard rate.

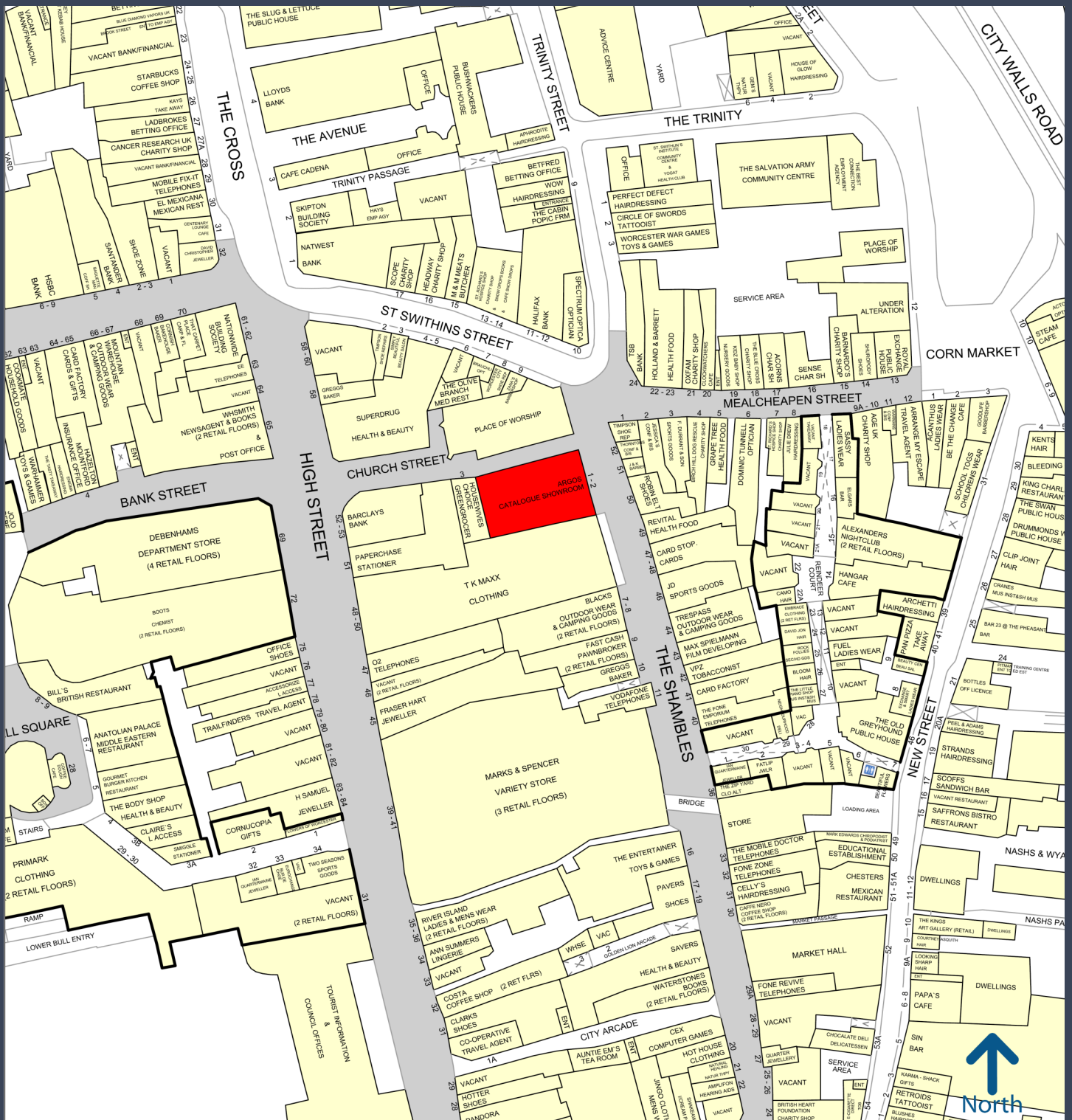
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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

February 2021

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