

arc incorporating
**downing
bentley**
Retail Property Consultants

**RETAIL/RESTAURANT
UNIT TO LET**

Angel Mall

Angel Place

Worcester

WR1 3QN



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0117 252 0532
www.arcetail.co.uk
16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The building occupies a prominent corner position at the junction of Angel Place and Angel Street within one of the principal shopping areas of the city.

It is located almost immediately opposite the entrance to the **Crowngate Shopping Centre** and nearby operators include **McDonald's**, **Boston Tea Party**, **New Look**, **Vision Express** and a number of pubs, restaurants and nightclubs (the latter uses marked in green on the street traders plan overleaf).

Angel Place to the south is pedestrianised whilst Angle Place & Angel Street to the south and west are available to bus and coach services only. These streets act as feeders to the main bus station which is almost immediately adjacent and is the terminus for all local and national routes into the city.

Accommodation

The premises are arranged over ground floor and first floor levels and comprise the following approximate dimensions and areas:

Overall Frontage	47.25 m	155 ft
Frontage to Angel Place	26.52 m	87 ft
Ground Floor GIA	510.97 sq m	5,500 sq ft
First Floor Storage	14.30 sq m	154 sq ft
Outside seating area	36 sq m	387 sq ft

Rent

Upon application.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.



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EPC

An EPC has been commissioned.

VAT

All figures quoted are exclusive of VAT.

Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	“Restaurant and Premises”
Rateable Value	£115,000
UBR 2019/2020:	50.4p

NB: The rating assessment is currently under appeal. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

We are advised by our clients that the premises benefit from a full A3 restaurant consent plus takeaway use from 7am to 11 pm 7 days a week. Interested parties are advised to verify the details with Worcester City Council.

PLANNING

The premises have the benefit of an A3 (Café and Restaurants) and A5 (Hot Food Takeaway) planning consents although consideration will be given to alternative uses, subject to planning. Further details available from sole agents.

COSTS

Each party to bear their own costs incurred in the transaction.

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Further Information

For further information including floor plans or to arrange an inspection please contact:

ARC Retail

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MISREPRESENTATION CLAUSE:

ARC Retail gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of ARC Retail has any authority to make any representation or warranty whatever in relation to this property.