



Beech House  
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Bromsgrove  
B61 8AB

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## WORCESTER 63 BROAD STREET WR1 3LY

### PRIME SHOP TO LET

#### LOCATION

The shop is located in a prominent position close to the main High Street. It is adjacent to **Specsavers** and **Cookmate**, close to **Caffé Nero**, **Mountain Warehouse**, **Field and Trek**, **The Nationwide** and opposite to **HSBC**. Other nearby national retailers include **Brighthouse**, **Store 21**, **Patisserie Valerie**, **Poundland** and **Rohan**.

#### DEMISE

The shop comprises of a Grade II listed ground floor sales area with storage facilities in the basement and further facilities on the first and second floors.

#### DIMENSIONS

Internal Width (front):	17' 0"	(5.2m)
Internal Width (rear):	18' 0"	(5.5m)
Shop Depth:	81' 9"	(24.7 m)
Ground Floor Sales:	1,238 sq ft	(115 sq m)
Ground Floor Office:	82 sq ft	(7.6 sq m)
Basement Ancillary:	276 sq ft	(25.6 sq m)
First Floor Ancillary:	130 sq ft	(12 sq m)
Second Floor Ancillary:	99 sq ft	(9.2 sq m)

#### LEASE

A new full repairing and insuring lease will be granted for a duration of 10 years with an upward only rent review in the 5th year.

#### RENT

£39,950.00

**Please note rent payments will be subject to VAT.**



#### RATING ASSESSMENT

Rateable value	£43,750.00	
Rates payable	£21,000.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

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

#### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

And  
Nick Brett Nicholas Brett & Co  
Tel: 01527 875669  
Email: [nick@nicholasbrett.co.uk](mailto:nick@nicholasbrett.co.uk)

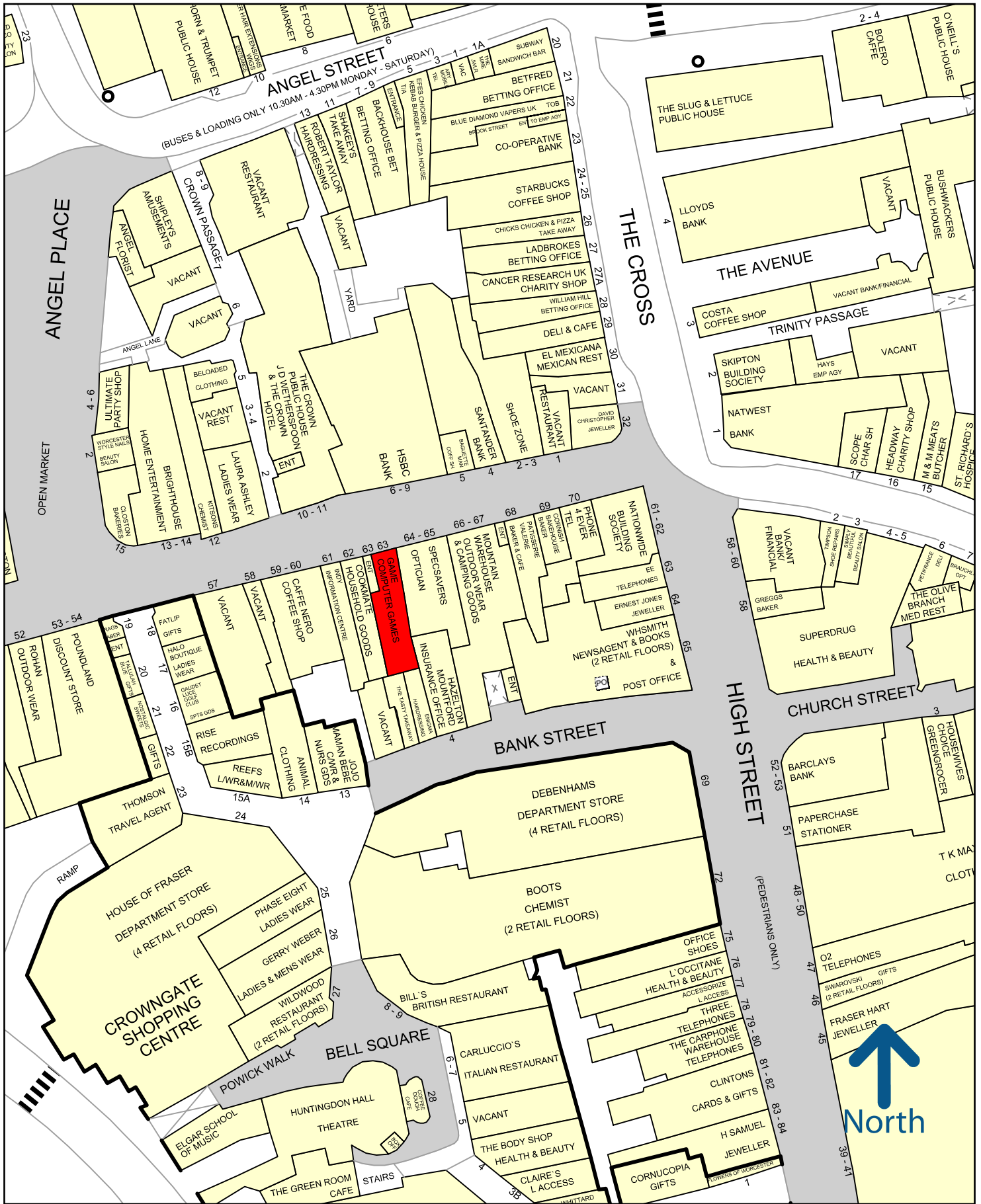
#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

October 2018



Experian Goad Plan Created: 21/06/2016  
Created By: Adam Perrey Limited

