



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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www.apretail.co.uk

WORCESTER GROUND FLOOR OLD SCALA THEATRE ANGEL PLACE WR1 3QT

PROMINENT GROUND FLOOR TO LET



** Please note the shop front illustrated above is an artist's impression only.

LOCATION

The premises are located in a prominent position adjacent to **Shipley Amusements** and close to the city's **Central Bus and Coach Station**. Nearby multiple retailers include **Ask, Vision Express, QS, Ethel Austin** etc.

DEMISE

The premises are a ground floor unit, in a 'shell' condition, which benefits from frontages on to both Angel Place and Crown Passage.

DIMENSIONS

Frontage to Angel Place	20' 0"
Frontage to Crown Passage	42' 0"
Ground Floor Area	2,357 sq ft

LEASE

An effective and 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

£32,500.00 pa exclusive

RATING ASSESSMENT

The premises are yet to be assessed for rating purposes. All interested parties should make their own enquiries with the local rating authority on 01905 723471.

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
Or

Andrew Grant Commercial
Tel: 01527 889449
Email: commercial@andrew-grant.co.uk

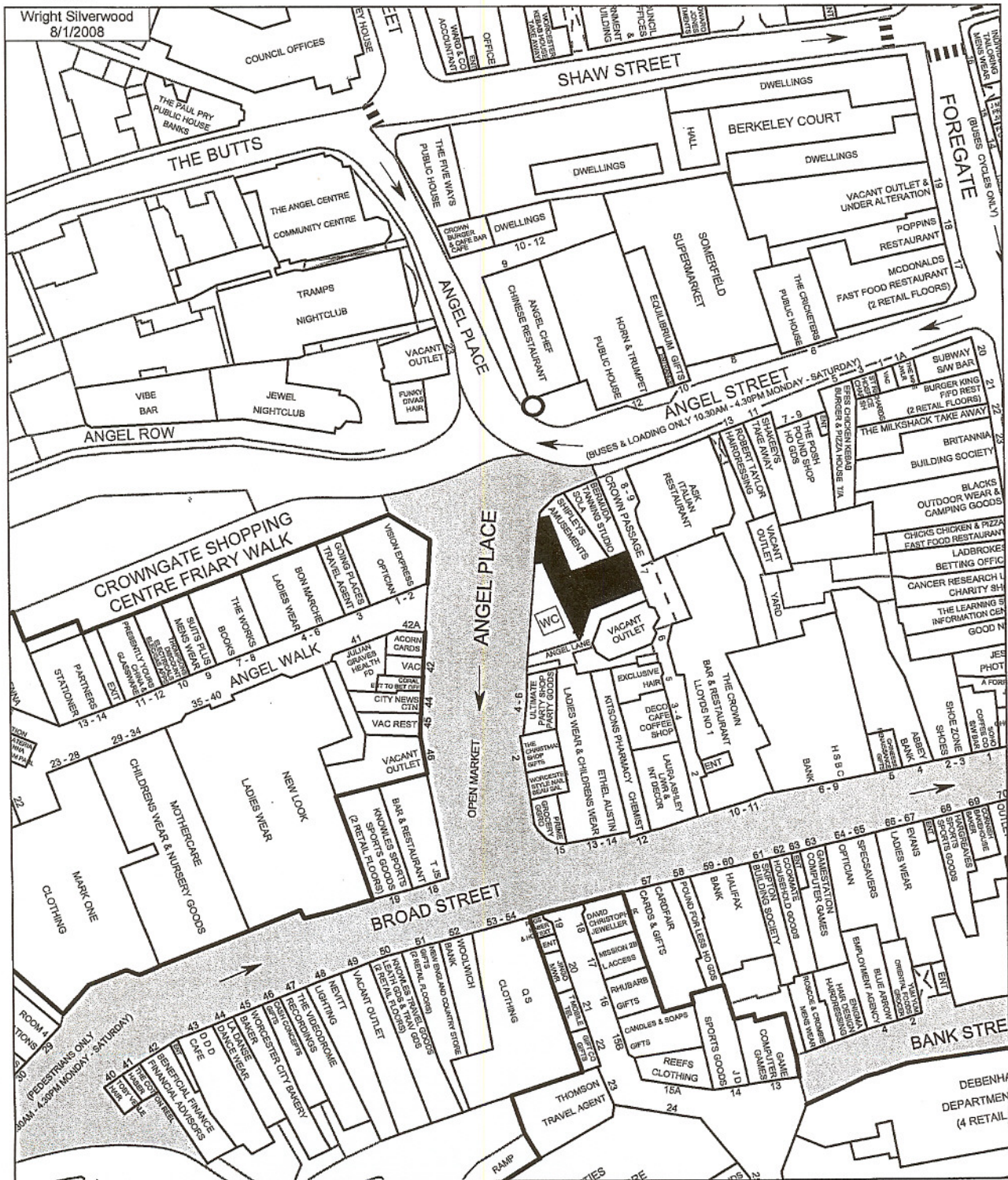
ENERGY PERFORMANCE CERTIFICATES

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

April 2018



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Figured dimensions only are to be taken from this drawing

NOTES

The Contractor is to check and verify all building and site dimensions and levels and advise the architect of any discrepancies before the commencement of work.

The Contractor is to comply in all respects with all current relevant building legislation including but not limited to British Standards and the Building Regulations, whether or not specifically stated on this drawing.

The Contractor must comply with all current Health and Safety legislation including the Construction (Design and Management) Regulations as applicable.

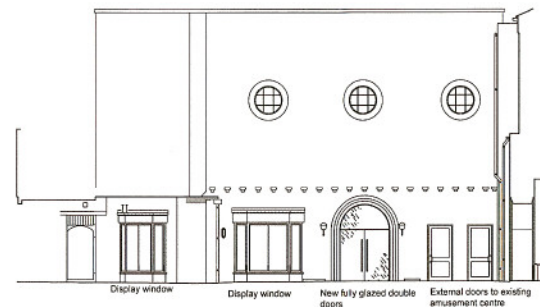
This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. All areas of ground to be used to support any structure depicted (including drainage) must be investigated by the Contractor.

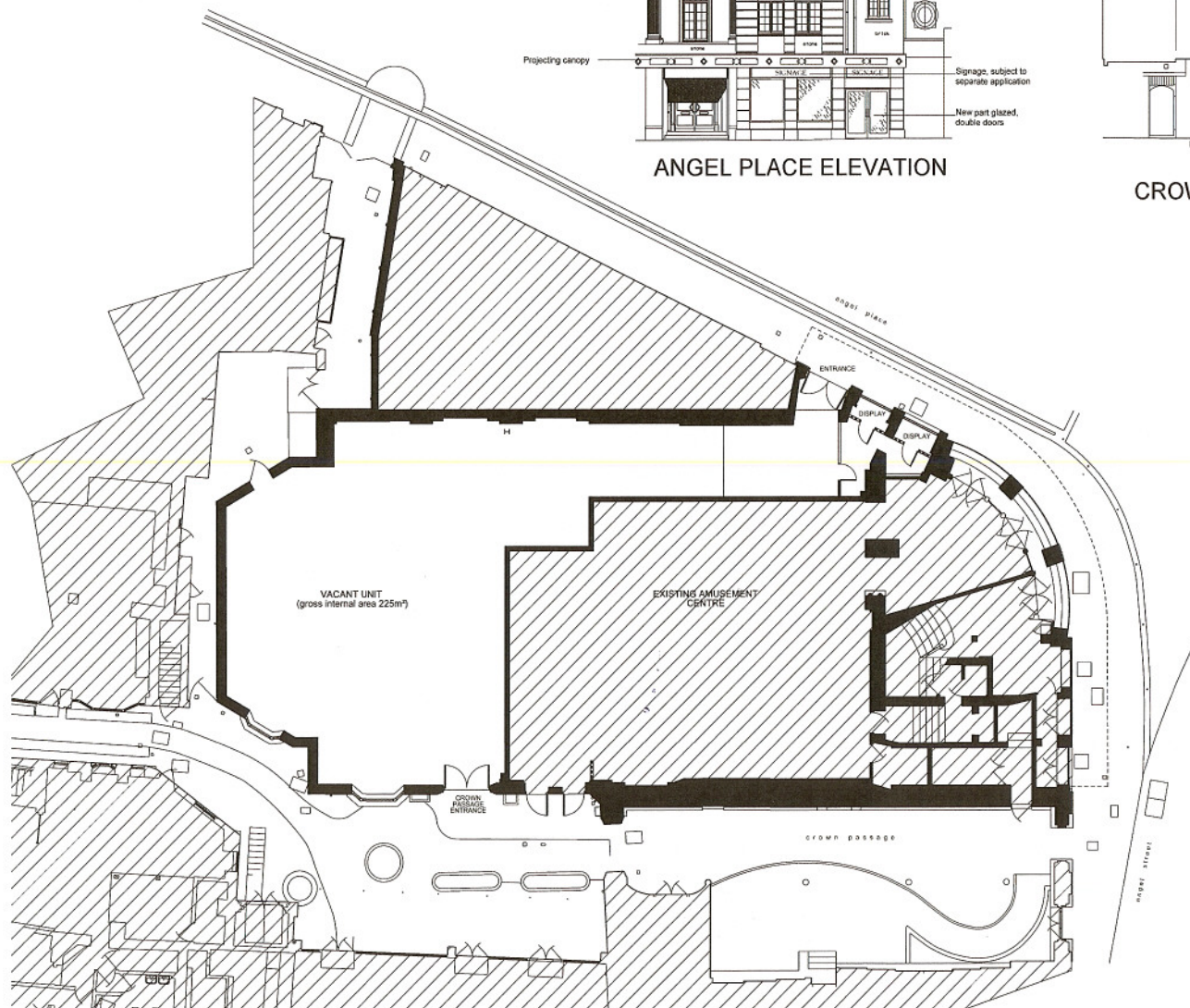
A method of foundation appropriate to the ground conditions should be provided. Any support or load greater than that shown on or within the drawing should be further investigated by a suitably qualified expert. Any geotechnical investigations should be for reference purposes only and should be further investigated by a suitably qualified expert.



ANGEL PLACE ELEVATION



CROWN PASSAGE ELEVATION



GROUND FLOOR PLAN

REVISION	DATE



BUILDING DESIGN GROUP LTD
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e-mail: email@bdg-uk.com www.bdg-uk.com

CLIENT Shipley Leisure Enterprises Ltd
PROJECT Alterations & Refurbishment
Former Scala Theatre
Crown Passage
Worcester
TITLE PROPOSED UNIT
Ground Floor Plan &
Elevations

SCALE 1:100	DATE November 2007
DRAWN A.G.	CHECKED
DRAWING NO. 1882/150	REVISION