

FOR SALE (MAY LET)

Freehold/Leasehold

Ground floor retail with flat above

920 sq ft (85.48 sq m)



39 Friar Street,
Worcester, WR1 2NA

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Retail premises with flat above

- 920 sq ft (85.48 sq m)
- Open plan to ground floor
- Good display frontage
- One bedroom flat above
- Established retailing location
- Grade II Listed
- Street parking
- Walking distance to the High Street and Cathedral Square
- Located on Friar Street with established retailers nearby
- Available For Sale (May Let)



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Approximate Travel Distances



Locations

- Junc 7 of the M5 - 2.9 miles
- Junc 6 of the M5 - 3.8 miles
- Birmingham - 29.9 miles

Sat Nav Post Code

- WR1 2NA

Location

The property is located on Friar Street towards the southern end of Worcester City Centre. Friar Street is one of Worcester's premier retail parades. Nearby occupiers include Globe, Ye Old Talbot, The Niche, Cardinal's Hat, Insitu, Nando's and Vue Cinema.

Junction 6 and 7 of the M5 are readily accessible via two main arterial routes into the City Centre, Tolladine Road and Bath Road respectively. Both Foregate Street and Shrub Hill train stations are within walking distance as is the Bus Station at CrownGate Shopping Centre.

Description

The property is a 3 storey Grade II Listed building of brick construction under a pitched tile roof.

The property comprises an open plan ground floor retail space with good frontage onto Friar Street and a w/c and storage to the rear.

The first floor accommodation provides a one bedroom flat with it's own access off the courtyard to the rear. The property consists of kitchen/diner, bathroom, bedroom and storage room.



Nearest Stations

- Foregate Street - 0.6 miles



Nearest Airports

- Birmingham Int - 35.5 miles

The first and second floors consist of two flats sold on 99 year long leases from September 2002 with a rent of £100 per annum paid to the Freeholder.

Accommodation

Description	Floor	Sq M	Sq Ft
Retail	Ground	85.48	920

N.B The first floor flat has not been measured.

Tenure

The property is for sale on a freehold basis, subject to the existing long leases on the upper floors.

Alternatively, the ground floor may be available on a new business lease on terms to be negotiated.

Guide Price

£290,000

Guide Rental

£13,000 per annum exclusive (does not include the flat)

Business Rates

Rateable Value: £13,000

Rates Payable: £6,487*

*All retail properties are eligible for 100% rates relief for the 2020/2021 financial year.

Services

We understand that mains services are available to the property.

References/Deposit

In the event of a letting, The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3 or 6 month deposit.

Legal Costs

A contribution will be payable towards Sellers/Landlord's legal costs of £500 plus VAT.

Anti Money Laundering

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

Insurance

The landlord insures the property and recovers the cost from the tenant.

EPC

Energy Performance Rating B.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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