

TO LET

Leasehold

Retail Premises

537 sq ft (50 sq m)



11 St Johns,
Worcester, WR2 5AE



11 ST JOHNS, WORCESTER



11 St Johns, Worcester, WR2 5AE



Retail Premises

- Ground floor 537 sq ft
- A1 Retail premises
- Retail frontage
- One parking space
- Extremely prominent location
- Good transport links
- Other retailers nearby include Co-op, Papa Johns, Sainsbury's, St Johns Carpets and a number of other independent retailers.



Lauren Allcoat 07738 981 480



Lauren.allcoat@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Junc 7 of the M5 - 3.4 miles
- Malvern - 7.5 miles
- Birmingham - 41.4 miles

Sat Nav Post Code

- WR2 5AE

Location

The property is located in a prominent position in St Johns fronting the main arterial road leading into Worcester City Centre.

The area is in close proximity to the southern bypass which provides links to Malvern, Hereford and the national motorway network at Junction 7 of the M5. Access to the City Centre is via the City bridge over the River Severn.

Description

The property comprises a three storey building of traditional brick construction under a pitched tile roof.

The ground floor retail premises comprises a retail area with good display frontage and a further store room and w/c to the rear.

A separate storage room is also available to the rear of the building accessed via the back door.

Externally the property benefits from one parking space to the rear.



Nearest Stations

- Worcester Foregate - 1 mile



Nearest Airports

- Birmingham Int - 39.4 miles

Accommodation	Sq M	Sq Ft
Ground Floor	50	537

Guide Rental

£8,500 per annum exclusive.

Tenure

The property is available to let by way of a new internal repairing and insuring lease to include shop frontage for a term of years to be negotiated.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £7,400
Rates Payable £3,692.60*

2020/2021 Rates Payable 49.9p in the £

*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, namely mains water and electricity.

Legal Costs

A contribution will be payable towards the landlord's legal costs of £500 plus VAT.

References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

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

Anti Money Laundering

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

EPC

Energy Performance Rating to follow.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.

Agents Notes

This property is owned by a partner of Fisher German LLP.



Please Note

Fisher German LLP give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated July 2020.

