

# TO LET

Leasehold

Retail/Hot Food Takeaway

773 sq ft (72 sq m)



**30 Astwood Road,  
Worcester, WR3 8ET**

# 30 ASTWOOD ROAD, WORCESTER



30 Astwood Road, Worcester,  
WR3 8ET



## Retail/A5 Hot Food Takeaway Premises

- 773 sq ft (72 sq m)
- Roadside location
- A5 Consent
- Parking to front of shop
- Walking distance to Worcester Shrub Hill Train Station and City Centre
- Situated on a main arterial road leading into Worcester City Centre



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## Approximate Travel Distances



### Locations

- Worcester City Centre 1.2 miles
- Birmingham 29.7 miles

### Sat Nav Post Code

- WR3 8ET

## Location

The property is situated on the corner of Tunnel Hill and Astwood Road, being a main arterial road leading in to Worcester City Centre from the north. There are a number of other retailers in this neighbourhood shopping location, to include a convenience store, butchers, chemist, hairdressers, fish and chip takeaway and an Indian restaurant.

## Description

The property comprises a linked detached property of traditional brick construction, comprising a ground floor retail premises.

The ground floor is self-contained and is predominantly open plan with a kitchen and cellar. A5 Hot Food Takeaway consent was granted in 2018.

Externally, there are up to 4 off road parking spaces to the front of the building.

## Accommodation

773 sq ft (72 sq m)

## Tenure

The property is available to let by way of a new full repairing and insuring Lease for a term of years to be negotiated.

## Guide Rent

£10,000 per annum exclusive

## Business Rates

Rateable Value £8,100  
Rates Payable £4,041.90

2020/2021 Rates Payable 49.9p in the £

\*The ingoing Tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

## Insurance

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

## 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.

## 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 C.

## VAT

VAT is not chargeable in respect of this transaction.

## Viewings

By prior arrangement with the agent.



### Please Note

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Particulars dated July 2020.

