

TO LET

Cafe/Restaurant/ Retail Premises
477 sq ft (44.34 sq m)



THE GREAT WESTERN

The **FILLING** Station

Tel: 01905 726119

Friday Cat Roll
& Cash Sandwiches
Filled to Order

Breakfast
Baguettes

Come on in & fill up!

Tel: 07715 069 785
TEXT NUMBER
WELCOME

BUSINESS
LUNCHES
ANY DAY OF THE WEEK

Hot Soup-Salads
Pasta Pizzas
& High Street

8 Shrub Hill Road
Worcester, WR4 9EF



8 SHRUB HILL ROAD, WORCESTER



8 Shrub Hill Road, Worcester,
WR4 9EF



Ground floor cafe/restaurant/retail premises

- 477 sq ft (44.34 sq m)
- Roadside frontage
- 1 car parking space
- Walking distance to Worcester City Centre
- Good transport links
- Located next to the Established Shrub Hill Industrial Estate.



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Approximate Travel Distances



Locations

- Worcester City Centre 0.7 miles
- Birmingham 38.2 miles

Sat Nav Post Code

- WR4 9EF

Location

The property is located on the B4205 Shrub Hill Road, Worcester, just off Tolladine Road and Newtown Road, being two of the main arterial routes into Worcester City Centre. The property lies approximately 0.5 miles east of Worcester City Centre and 2.5 miles north west of Junction 7 of the M5 Motorway. The nearest train station in Worcester Shrub Hill adjacent to the property, which provides excellent train links to Birmingham, London and the wider rail network.

Description

The ground floor former café premises forms part of the Great Western Hotel.

The available property comprises a retail area with kitchen, store and w/c to the rear. The property benefits from two large windows and double doors fronting Shrub Hill Road.

Externally, the property benefits from 1 car parking space located to the rear of the property.

Cooking, food preparation, and refrigeration facilities available by separate negotiation with the Landlord.

Accommodation	Sq M	Sq Ft
Retail Area	30.07	324
Kitchen	9.87	106
Store	4.40	47
Total	44.34	477

Guide Rent

£11,500 per annum exclusive

Tenure

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

Business Rates

Rateable Value £3,150

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, gas, electricity and drainage.

Legal Costs

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

EPC

Energy Performance Rating E.

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.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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.

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