

TO LET

Corner Retail Premises
800 sq ft (74.37 sq m)



54 Upper Tything,
Worcester, WR1 1JY

54 UPPER TYTHING, WORCESTER, WR1 1JY



54 Upper Tything, Worcester,
WR1 1JY



**Ground floor retail premises fronting
Upper Tything and Britannia Square.**

- 800 sq ft (74.37 sq m)
- Retail Premises with street frontage
- Basement storage
- Located on main arterial road
- Close to Worcester City Centre



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Approximate Travel Distances



Locations

- Junc 7 of the M5 3.3 miles
- Junc 6 of the M5 4.5 miles

Sat Nav Post Code

- WR1 1JY

Location

The property is located on the corner of The Upper Tything and Britannia Square on the A449, directly opposite The Royal Grammar School. The Upper Tything serves as a main arterial route into Worcester City Centre from the North including Junction 6 of the M5 motorway.

The property sits within an established retail parade, which includes OnBike, Cap 'n' gown, Machine Mart, Safehands Recruitment and a number of other small independent retailers.

Public Transport is also located within a short distance with Foregate Street Station and the Bus Station at Crowngate all in close proximity to the building. Car Parking is available along the Upper Tything on a 45-minute basis.

Description

The property comprises a ground floor retail unit of traditional brick construction with glazed frontages onto both Britannia Square and The Upper Tything.



Nearest Stations

- Foregate Street 0.3 miles



Nearest Airports

- Birmingham Int 31.4 miles

Internally, the property is predominantly open plan so can be configured to suit individual Tenant's requirements. A kitchenette, w/c and office are located to the rear with basement storage below.

Accommodation	Sq M	Sq Ft
Retail area	48.60	523
Kitchenette	3.71	40
Basement	22.06	237
Total	74.37	800

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 Rental

£11,000 per annum exclusive

Business Rates

Rateable Value £6,700
Rates Payable £3,343.30
2020/2021 Rates Payable 49.9p in the £.

The ingoing Tenant could benefit from small business rates relief if they meet certain criteria.

Services

We understand that mains services are available to the property namely mains water, gas, electric and drainage.

Insurance

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

References/Deposit

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

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

Legal Costs

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

Anti Money Laundering

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

EPC

Energy Performance Rating E.

VAT

VAT is not chargeable in respect of this transaction.



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