

FOR SALE/TO LET

8 Angel Street, Worcester, Worcestershire

Large retail premises with basement and first floor ancillary

Hartnell
TaylorCook



Contact

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LOCATION - WR1 3QT

The Cathedral City of Worcester is a strong retailing centre located approximately 29 miles south west of Birmingham and 28 miles north of Cheltenham.

The subject property occupies a position on Angel Street which is situated in the northern part of the city's retailing centre, linking Foregate Street and the Friary Walk Shopping Centre. The property is in close proximity to the renowned **Tramps** nightclub and other nearby occupiers include **The Cricketers Public House**, **Horn & Trumpet Public House** and various take-away food establishments.

ACCOMMODATION

The premises are arranged over ground, basement and first floors with the following approximate areas and dimensions:

Gross frontage	17.7 m	58'1"
Net frontage	15.3 m	50'2"
Internal depth	37.2 m	122'0"
Internal width	17.1 m	56'1"

Ground floor sales	646.2 sq m	6,956 sq ft
Basement ancillary	318.3 sq m	3,427 sq ft
First floor ancillary	155.4 sq m	1,673 sq ft

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C(72). The certificate is available on request.

TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Alternatively the transfer of the long leasehold interest expiring 2966 at £4 per annum will be considered.

RENT AND PRICE

Leasehold - £60,000 per annum, exclusive

Long leasehold - £675,000

RATES

Rateable Value: £63,000.00

UBR: 49.70p

Rates Payable: £31,311.00

Interested parties are advised to verify the actual rates payable with the local authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

For further information or to arrange an inspection please contact the above.

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Somerset House
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htc.uk.com

8 Angel Street, Worcester, Worcestershire

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SUBJECT TO CONTRACT
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