

FOR SALE/TO LET



**RETAIL PREMISES WITH FLAT ABOVE**  
27 Friar Street, Worcester, WR1 2NA



## RETAIL PREMISES WITH FLAT ABOVE

27 Friar Street, Worcester, WR1 2NA

- 1,104 sq ft (102.6 sq m)
- 2 Storey Grade II Listed building
- Long Lease on the first floor
- Walking distance to the High Street and Cathedral Square
- Located on Friar Street with established retailers nearby
- Available For Sale or To Let

### Location

The property is located on the established Friar Street in Worcester City Centre. Nearby occupiers include Vue Cinema, Emporio, Mac and Jacs and Greyfriars.

Parking is available on Friar Street as well as nearby NCP and a number of pay and display car parks.

Worcester High Street and Cathedral Square are all within close proximity.

### Description

The property is a two storey Grade II Listed building of brick construction under a pitched tile roof. The property comprises an open plan ground floor retail offering good frontage onto Friar Street along with a workroom, w/c and further storage to the rear. The first floor consists of a flat sold on a 999 year long lease from March 1987 with a peppercorn rent of £100 per annum paid to the Freeholder.



## RETAIL PREMISES WITH FLAT ABOVE

27 Friar Street, Worcester, WR1 2NA

### Accommodation

Ground Floor - 1,104 sq ft (102.6 sq m)

### Tenure

The property is for sale on a freehold basis, subject to the existing long lease on the first floor.

Alternatively, the ground floor is available on a new business lease.

### Guide Price

£250,000

### Guide Rent

£17,000 per annum exclusive

### Business Rates

Rateable Value £12,500

Rates Payable £5,825

2017/2018 Rates Payable 46.6p in the £

### Council Tax Band

The first floor is Council Tax Band C.

### Energy Performance Rating

The property does not require an EPC as it is Grade II Listed.

### Legal Costs

Each party to pay their own costs.

### Services

We understand that all mains services are available to the property.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

### Contact

Fisher German

Luke Weaver

T: 01905 728 439

M: 07794 990 221

E: [luke.weaver@fishergerman.co.uk](mailto:luke.weaver@fishergerman.co.uk)

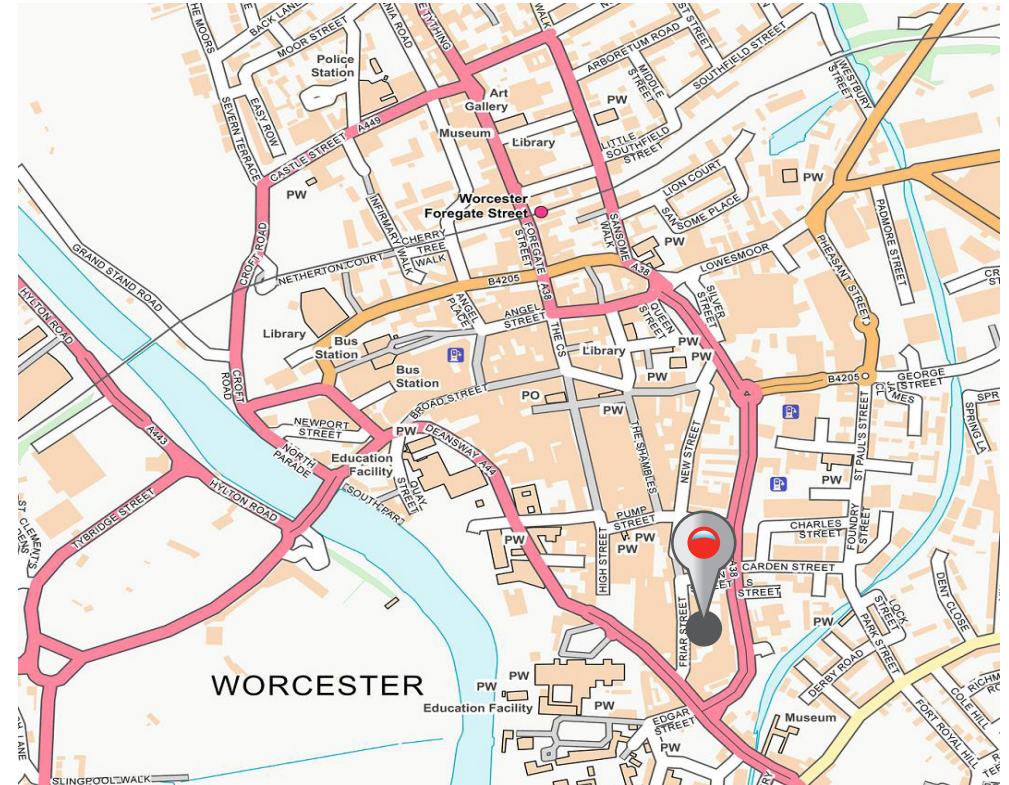
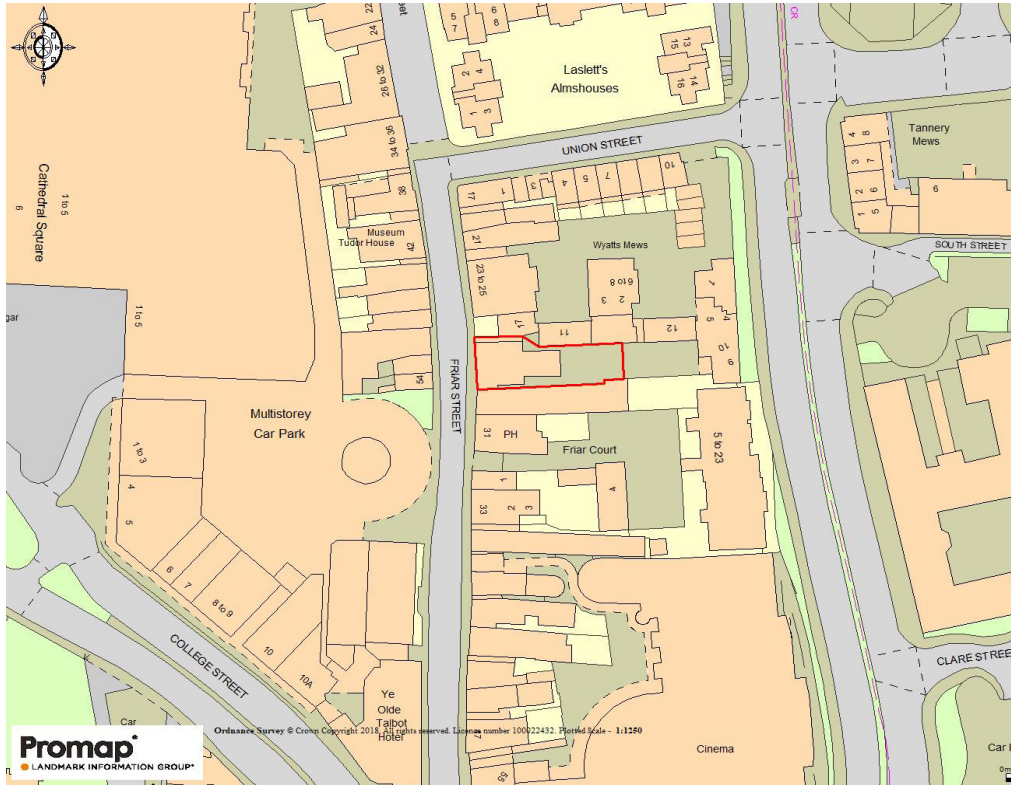




**FOR SALE/TO LET**

## RETAIL PREMISES WITH FLAT ABOVE

27 Friar Street, Worcester, WR1 2NA



**Fisher German**

**Luke Weaver**

T: 01905 728 439

E: [luke.weaver@fishergerman.co.uk](mailto:luke.weaver@fishergerman.co.uk)



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

[fishergerman.co.uk](http://fishergerman.co.uk)