

TO LET



PRIME HIGH STREET PREMISES 104 HIGH STREET, WORCESTER, WR1 2HW



LOCATION

This ground floor property is situated in a prime trading position within the main pedestrianised section of the High Street of Worcester City Centre. The property is directly opposite **Cathedral Square**, adjacent to **Lush and HCR Law**. Major occupiers including, **Five Guys, Zizzi, Next, H&M, Cote** etc are located nearby.

ACCOMMODATION

Approximate internal dimensions and gross floor areas are detailed below:

GROUND FLOOR Internal Width (Front)	14'3"	4.34 m
TOTAL GROSS GROUND FLOOR AREA	790 sq ft	73 sq m

LEASE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£25,000 pa + VAT (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £16,500. Please contact the Local Authority for further information.

BUILDING INSURANCE

The current annual building insurance is **£330.48**.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 28 (Band B). A copy of the certificate is available upon request.

LEGAL COSTS

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

External Video – https://youtu.be/ROv_WQklv8k

Ground Floor Video- <https://youtu.be/aAbLGd7l5Kc>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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