

TO LET



36 THE SHAMBLES, WORCESTER, WR1 2RE



LOCATION

The property is situated in an excellent position within the pedestrianised section of the City Centre. The property is directly opposite **Marks & Spencer** and close to **Caffe Nero, The Entertainer, Card Factory, Trespass, JD Sports, Savers, Waterstones** etc

ACCOMMODATION

The premises comprises a three-storey property. Approximate internal dimensions and areas are detailed below:

INTERNAL WIDTH (FRONT)	12'10"	3.9 m
SHOP DEPTH	42'0"	12.8 m
GROSS GROUND FLOOR AREA	480 sq ft	44 sq m
FIRST FLOOR	255 sq ft	24 sq m
SECOND FLOOR	270 sq ft	25 sq m

LEASE

The property is 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

£17,500 pa (exclusive of rates).

FREEHOLD

The owners may consider offers for the Freehold.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£11,500**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The premises have a rating of 62 (Band C). A copy of the certificate is available upon request.

INSURANCE

Building insurance for the year commencing 29th June 2025 is **£531.24**.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video – <https://youtu.be/-CRxmMLZ2Yw>

First Floor Video – <https://youtu.be/jaoN8fxbumk>

Second Floor Video- https://youtu.be/Q7FW5xOo_oA

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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