



TO LET

HOSPITALITY/RETAIL PREMISES AND COURTYARD

31-33 New Street, Worcester, WR1 2DP



2,004 sqft

(186.2 sqm) Approx. Net Internal Area

PROMINENT WORCESTER CITY CENTRE LOCATION

ATTRACTIVE PERIOD BUILDING

GROUND FLOOR HOSPITALITY/RETAIL ACCOMMODATION

BASEMENT STORAGE/ACCOMMODATION

PRIVATE COURTYARD WITH SEATING POTENTIAL

SUITABLE FOR HOSPITALITY, RETAIL, BAR OR LEISURE USES (SUBJECT TO CONSENT)

NEW LEASE AVAILABLE





LOCATION

Occupying a prominent position in the heart of Worcester City Centre, the property fronts New Street close to its junction with The Cornmarket, one of the city's principal pedestrian thoroughfares. The surrounding area benefits from a diverse mix retailers, cafés, bars and restaurants, with The High Street, The Shambles and Cathedral Square all within easy walking distance. The property is well served by public transport, with Worcester Foregate Street and Worcester Shrub Hill railway stations nearby, providing direct services to Birmingham, Hereford and London. Extensive public car parking is available at Crowngate, Cathedral Square and The Cornmarket.

DESCRIPTION

An excellent opportunity to acquire a prominently positioned city centre hospitality, retail or leisure premises within an attractive four-storey period building in the heart of Worcester.

The available accommodation comprises a well-presented ground floor open-plan sales and trading area with a fully fitted commercial kitchen, together with useful basement accommodation and a private enclosed courtyard. The property extends to approximately 2,004 sq ft (186.2 sq m) in total.

Previously occupied as a successful restaurant/café, the premises are ideally suited to continued hospitality use, although alternative retail, bar, leisure or other commercial uses may be considered, subject to the necessary consents. The private courtyard provides a unique outdoor space with potential for customer seating, enhancing the overall appeal and creating an attractive city centre destination.

The existing commercial kitchen fit-out is available by separate negotiation with the outgoing tenant.

The property is available by way of a new lease on terms to be agreed.

ACCOMMODATION

Floor	SQ FT	SQ M
Ground	1,373	127.56
Basement	631	59
Total	2,004	186.2

AVAILABILITY

The subject property is available to let on a new lease with length to be agreed.

QUOTING RENT

£25,000 per annum, exclusive





INSURANCE

The landlord insures the property and recovers the cost from the tenant.

EPC:

EPC Rating C

SERVICE CHARGE

A service charge is payable in respect of the upkeep of the common parts.

BUSINESS RATES

Rateable Value (2026): £19,250

2026/2027 Rates Payable 43.2p in the £

SERVICES

We are advised that Electric, Water, and Gas are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction

ANTI MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
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Date: September 2026

SUBJECT TO CONTRACT





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Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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