

**TO LET £5,750 PER ANNUM**

**2A, KING CHARLES PLACE, ST. JOHNS, WORCESTER**



- Centrally located commercial premises
- Extending to 287 sq ft (26.7 sq m)
- Conveniently located in St Johns, Worcester
- Viewing highly recommended
- Rent: £5,750 per annum exclusive

**JOHN  
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981

3-7 New Street Ledbury, HR8 2DX  
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## LOCATION

King Charles Place is located in the vibrant and well-established urban area of St John's, just west of Worcester City Centre. St John's is fondly known as the "Village in the City," and offers a strong sense of community, a mix of national and independent retailers, and excellent local amenities, which includes Sainsburys, St Johns Sports Centre, and Christopher Whitehead College.

The area is well-served by public transport links and is within easy walking distance of Worcester city centre and Foregate Street railway station. Road connectivity is excellent, with direct access to the A44 and nearby links to the M5 motorway via Junction 7, providing fast routes to Birmingham, Cheltenham, and the wider Midlands region.

King Charles Place is located on a main arterial route into Worcester, the B4485 (Malvern Road), with a high level of traffic and footfall.

## DESCRIPTION

Unit 2a is located within King Charles Place, an arcade of shops and offices, which includes hairdressers, bakery and post office. The retail unit offers a versatile ground floor layout, suitable for a variety of uses (subject to planning), including retail, coffee shop, takeaway, or personal services. The shop benefits from a prominent frontage and large display windows at the front of King Charles Place.

## ACCOMMODATION

The property extends to approximately 287 Sq Ft.

Name	Description	Sq Ft	Sq M
Sales Area	Ground	226	21
Stores	Ground	61	5.67
<b>TOTAL</b>		<b>287</b>	<b>26.7</b>

## SERVICES, PLANNING, EPC

We have been advised that electricity water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**PLANNING** - It is recommended that interested parties make their own enquiries to the local planning authority to confirm their proposed use is permitted.

The EPC rating for this property is B (47). <https://find-energy-certificate.service.gov.uk/energy-certificate/8188-7819-8526-2792-8518>

## BUSINESS RATES

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority

The current rateable value is: £3,500

## VIEWING ARRANGEMENTS

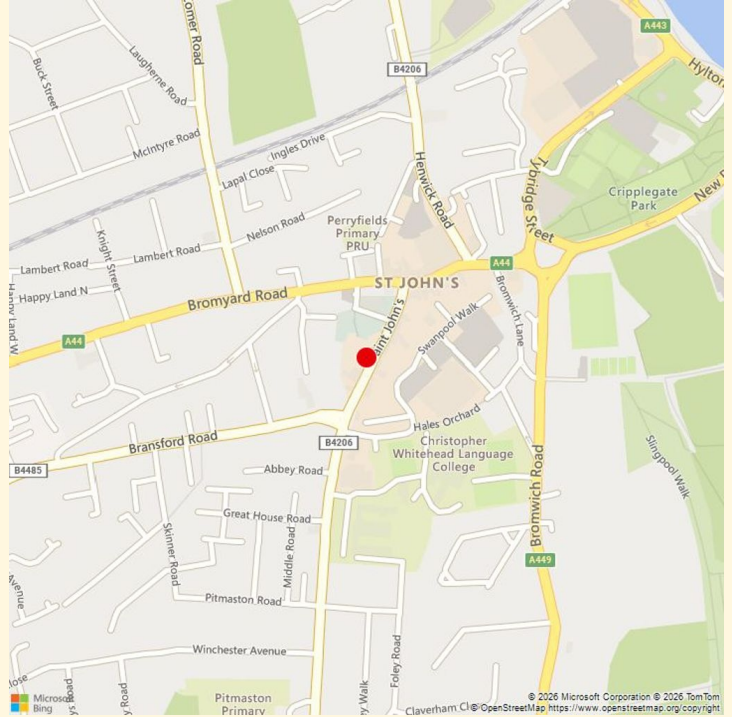
By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3.

## DIRECTIONS

The premises can be found located in the King Charles Place, St Johns situated to the rear of the building near the post office.

POST CODE - WR2 5AJ

WHAT3WORDS - ///about.transfers.sands



## PROPOSED TERMS

**TENURE**- The premises are available to let on a new lease on a full repairing basis for a proposed six year term with rent review and tenant break clause at the third anniversary.

**RENT**- £5,750 per annum exclusive.

**SERVICE CHARGE**- Is applicable, further details available upon request.

**LEGAL FEES**- Each party to be responsible for their own legal costs.

**DEPOSIT**- A deposit equivalent to one quarters rent will be required.

## CONTACT

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### Adam Goodwin

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## GENERAL

*Intending tenants will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.*

*John Goodwin has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract. It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of John Goodwin and accordingly we recommend you obtain specialist advice.*

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.