

TO LET

ALL ENQUIRIES

Prime Retail Shop Unit

RIVER ISLAND



Halls

COMMERCIAL

RENT:
£125,000
per annum
(Exclusive)

PROMINENTLY LOCATED SHOP UNIT IN THE SOUGHT AFTER HISTORIC TOWN OF WORCESTER

35 - 36 HIGH STREET, WORCESTER, WORCESTERSHIRE, WR1 2QL

- Prominently located position in a 100% prime pitch adjacent to a Marks & Spencer variety store
- Excellent High Street frontage
- Located in affluent West Midlands town
- Total Ground Floor Sales Area 2,857 sq ft (265.4 sq m)
- Incentives available subject to status and terms

SUMMARY

- Well located retail shop in an affluent Midlands market town
- Prominently located position in a 100% prime pitch adjacent to a Marks & Spencer variety store and in close proximity to a number of national multiples including TK Maxx, Boots and Costa
- Excellent High Street frontage
- Confidentially available

LOCATION

The property is located fronting onto High Street in the city centre of Worcester. High street serves a prime retail street in the retail hierarchy serving the city centre. The property is located adjacent to Marks and Spencers and in proximity to other national multiples, such as, TK Maxx, Boots and Costa.

The city of Worcester is located approximately 208 km (130 miles) north west of Central London, 48 km (30 miles) south west of Birmingham and 101 km (63 miles) north of Bristol.

Worcester has excellent road communications, being situated approximately 5 km (3 miles) to the west of the M5 Motorway (J 6 & 7) which in turn links with the M42, M6 and the wider UK motorway network.

Regular rail services operate to local destinations. The quickest journey time to Birmingham New Street is 48 minutes whilst London Paddington can be reached in 2hrs 25 mins. Birmingham International Airport is approximately 38 miles to the north east of the city.

Retailing in Worcester is centred around the pedestrianised High Street which provides the Prime retail pitch within the city. Occupiers include Marks & Spencer, Debenhams, TK Maxx, Boots, WH Smith, Jack Wills, Fat Face and an array of additional national multiples.

The major shopping centre within the city is the Crowngate Shopping Centre, providing approximately 280,000 sq ft of retail accommodation. The Chapel Walk section of the centre is situated to the south of Broad Street, opposite the subject property and is anchored by Debenhams, House of Fraser and Primark.

The second major shopping centre, Cathedral Plaza is located to the south of the High Street and comprises over 220,000 sq ft of retail accommodation with H&M, White Stuff and Next all represented.





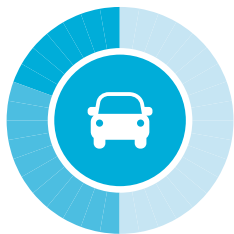
DESCRIPTION

The property provides a regular shaped lock up shop unit benefiting from a Total Net Internal Sales Area on the ground floor of 2,857 sq ft (265.4 m sq) with a first floor sale area and ancillary accommodation.

ACCOMMODATION

(All measurements approximate on a Net Internal Floor Area basis)

	SQ FT	MSQ
Ground Floor - Sales	2,857	265.3
First Floor - Sales	2,622	243.6
Second Floor - Ancillary	2,499	232.3
TOTAL	7,978	741.3



CHELTENHAM

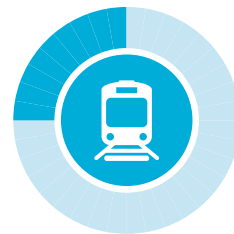
24 MILES

BIRMINGHAM

30 MILES

BRISTOL

63 MILES



BIRMINGHAM

48M *

LONDON

2H 25M*



BIRMINGHAM AIRPORT

38 MILES

BRISTOL AIRPORT

73 MILES

HEATHROW AIRPORT

112 MILES

*Public transport travel times have been impacted due to COVID-19

PLANNING

The property is understood to benefit from planning consent for Use Class A1 (Retail) of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2019/20	£145,000
Rates Payable 2019/20	£73,080

Interested parties should make their own enquiries to the local authority.

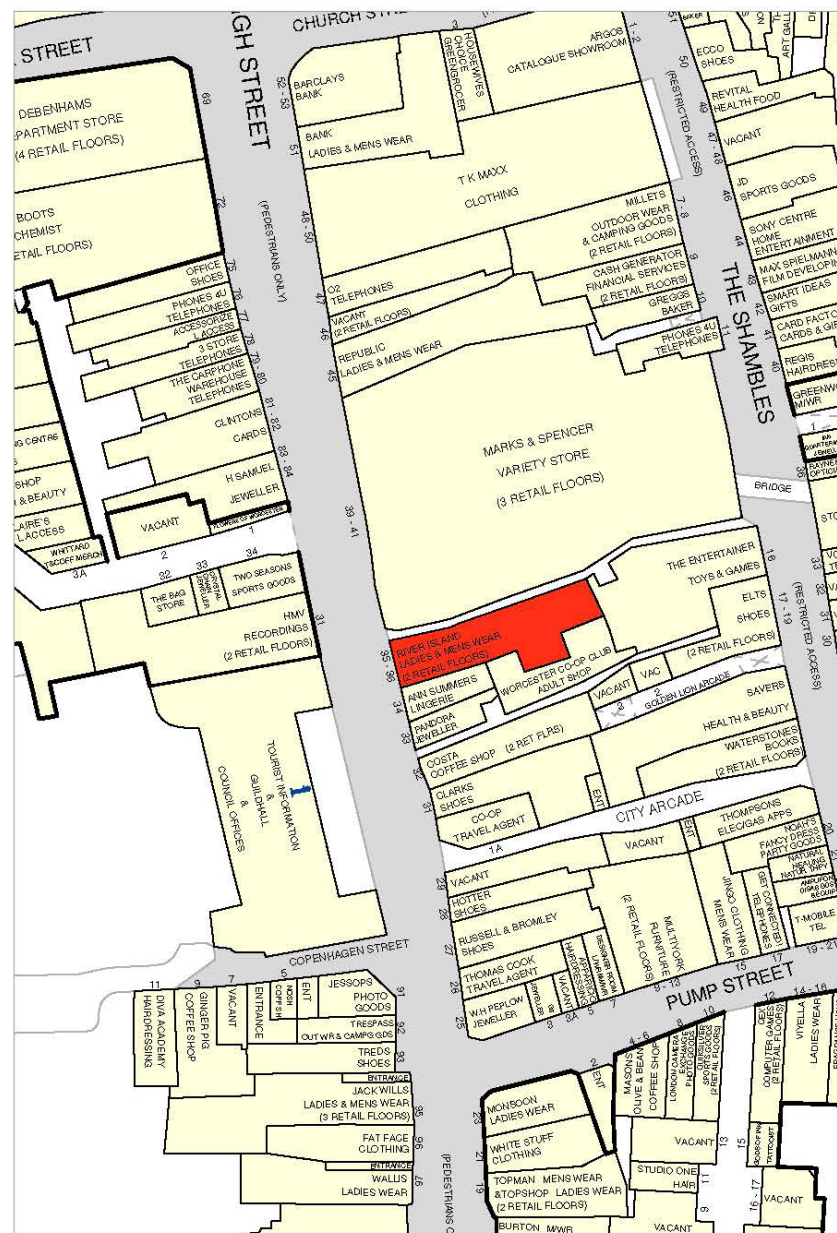
SERVICES

(Not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property.

EPC

The EPC rating is D (94)



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TENURE

The property is available confidentially to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation, there will be rent reviews at 5 yearly intervals.

RENT

£125,000 per annum (Exclusive)

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the letting of the premises.

VAT

The property is elected for VAT and therefore VAT will be payable.

LOCAL AUTHORITY

Worcestershire County Council, Spetchley Rd, Worcester WR5 2NP

Tel: 01905 763 763

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VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact:

James Evans 07792 222 028

E: james.evans@halls.gb.com

Lucy Wilde 07538 912 096

E: lucyw@halls.gb.com

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01743 450 700/01905 677 400



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