



kearney bell

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## PRIME SHOP TO LET

### 33 HIGH STREET WORCESTER

- High footfall
- Opposite Council Offices and the entrance to Crowngate Shopping Centre

#### LOCATION

The unit is situated in a very busy location on High Street, directly opposite Worcester City Council.

Retailers close by include Marks & Spencer, Costa, Joules, White Stuff, Fat Face, Flying Tiger and Office.

#### TENURE

The property is available on a new lease for a term to be agreed over the whole demise.

#### ACCOMMODATION

The premises provide the following approximate net internal areas. The landlord will

Ground Floor	68.1 sq m	733 sq ft
First Floor	73.5 sq m	791 sq ft
Second Floor	Mothballed	
Third Floor	Mothballed	

#### HANDOVER

The unit is to be handed over in a wind and watertight condition with a schedule of condition over the whole.

#### RENT

On application.

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

#### RATES

Rateable value £67,500

The rates payable figure is zero until 31<sup>st</sup> March 2021 and to be confirmed for the year 2021/22.

#### EPC

Available on request.

#### INSPECTIONS

Viewing by appointment with:

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