



AVAILABLE FOR SALE/TO LET
50 THE SHAMBLES, WORCESTER, WR1 2RE

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981



PROPERTY OVERVIEW

- WORCESTER CITY CENTRE LOCATED ON THE SHAMBLES
- RETAIL PREMISES WITH GROUND AND FIRST FLOOR
- EXTENDING TO APPROXIMATELY 1496 SQ FT
- PROMINENT DOUBLE FRONTED PREMISES
- FOR SALE - GUIDE PRICE: £285,000
- TO LET - RENT: £28,500 PER ANNUM EXCLUSIVE

Access the virtual tour of the property:

[Click Here](#)



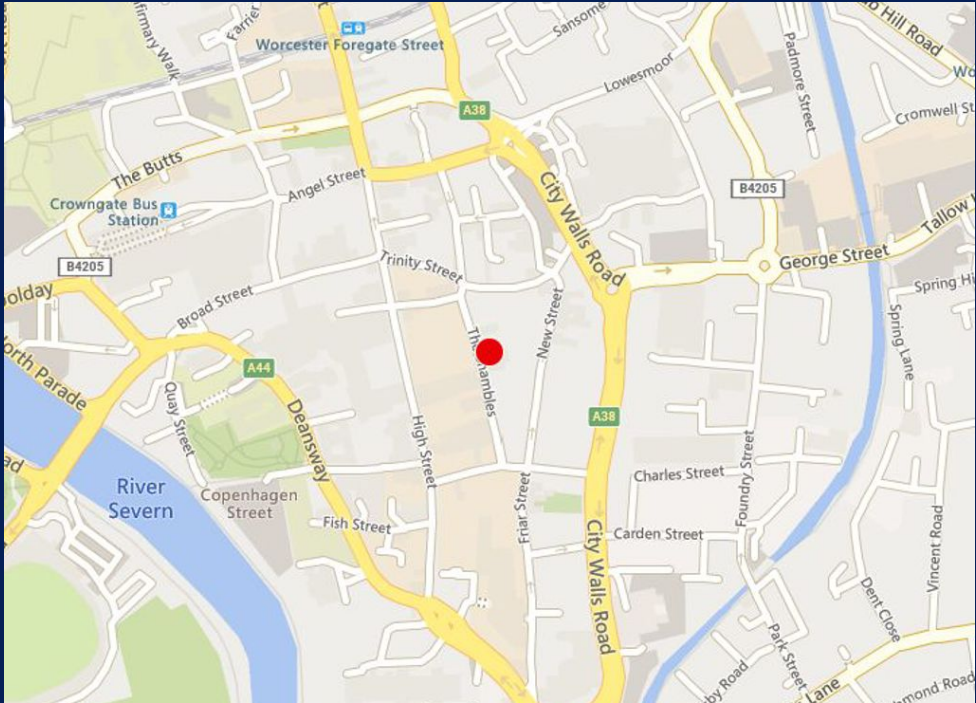
LOCATION

The property occupies a prominent position on The Shambles, one of Worcester's most historic and characterful streets, located within the heart of the city centre retail core. The Shambles forms part of Worcester's established pedestrianised shopping circuit, linking High Street, Broad Street and The Cross, and benefits from strong levels of footfall generated by shoppers, tourists and city centre workers.

The surrounding area comprises a mix of national and independent retailers, cafés, restaurants, professional services and leisure operators, creating a vibrant commercial environment throughout the day and evening. Worcester Cathedral, Crowngate Shopping Centre and the city's principal retail pitches are all within easy walking distance, whilst Foregate Street railway station is situated approximately 0.4 miles to the north.

Worcester serves as the principal retail and administrative centre for Worcestershire, with a city population of approximately 107,000 and a wider catchment population in excess of 330,000 people. The city benefits from excellent transport connections via Junctions 6 and 7 of the M5 motorway, providing access to Birmingham, Cheltenham, Gloucester and the wider Midlands region.

Town/City	Distance	Drive Time
Droitwich Spa	8 Miles	20 Minutes
Pershore	10 Miles	24 Minutes
Great Malvern	10 Miles	20 Minutes
Gloucester	30 Miles	42 Minutes
Birmingham	30 Miles	50 Minutes



DESCRIPTION

The property comprises a prominently positioned two-storey retail premises arranged over ground and first floors. The ground floor provides open-plan retail accommodation with an attractive double frontage onto The Shambles, benefiting from excellent visibility and passing pedestrian traffic. The first floor provides additional retail, ancillary sales, storage, office or staff accommodation, depending on occupier requirements.

The building forms part of Worcester's historic streetscape and benefits from the character associated with The Shambles whilst providing practical commercial accommodation suitable for a range of retail, leisure, hospitality or service-based occupiers. The accommodation offers flexibility for both owner-occupiers and investors seeking representation within one of Worcester city centre's most established trading locations.

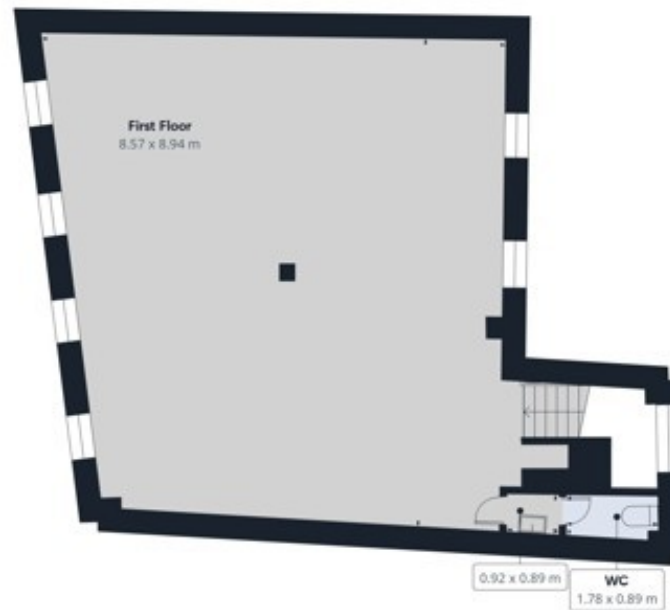
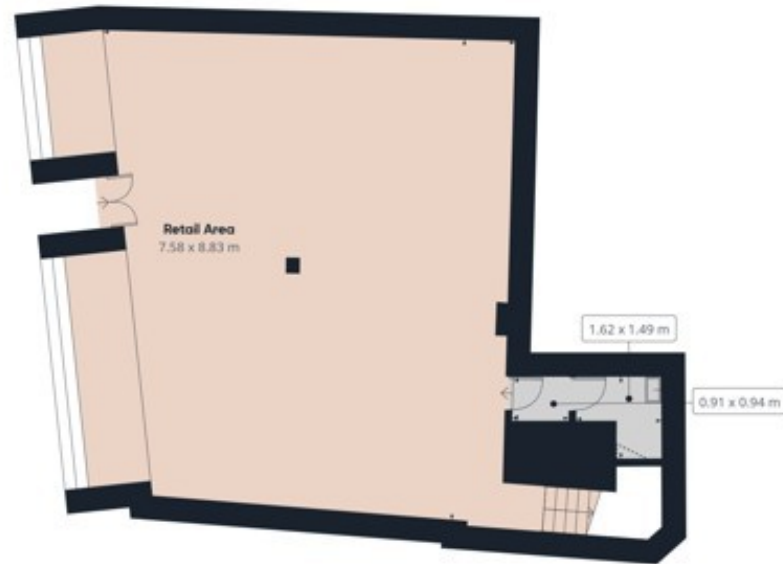
ACCOMMODATION

The premises extends to approximately 1,496 Sq Ft.

Name	Description	Size (sq ft)	Size (sq m)
GROUND FLOOR	Access is via pedestrian doors providing access to the main retail area, with area to the rear with sink, and stairs to first floor.	735	68.28
FIRST FLOOR	stairs from ground floor provides access to an open plan area to first floor, and WC facilities	761	70.7
TOTAL		1,496	138.98



FLOOR PLANS



SERVICES

We have been advised that mains 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

PLANNING - All parties are advised to make their own enquiries to the Local Planning Authority to check their proposed use is appropriate.

ENERGY PERFORMANCE

The EPC rating is D (84) <https://find-energy-certificate.service.gov.uk/energy-certificate/0491-2551-8430-7900-7803>

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: £20,000





PROPOSED TERMS

TENURE- The property is available for sale or to let. We understand the property is for sale, subject to legal verification, on a freehold basis. The property is available to let on a new lease for a negotiable length on full repairing and insuring terms.

GUIDE PRICE - £285,000

RENT- £28,500 per annum exclusive.

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

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

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

The property can be found toward the North of The Shambles, toward the junction with Trinity Street, Corn Market, and St Swithin's Street indicated by our to let board.

POST CODE - WR1 2RE

WHAT3WORDS - ///fonts.those.rugs

GENERAL

Intending purchasers 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 purchases/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.

AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT
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