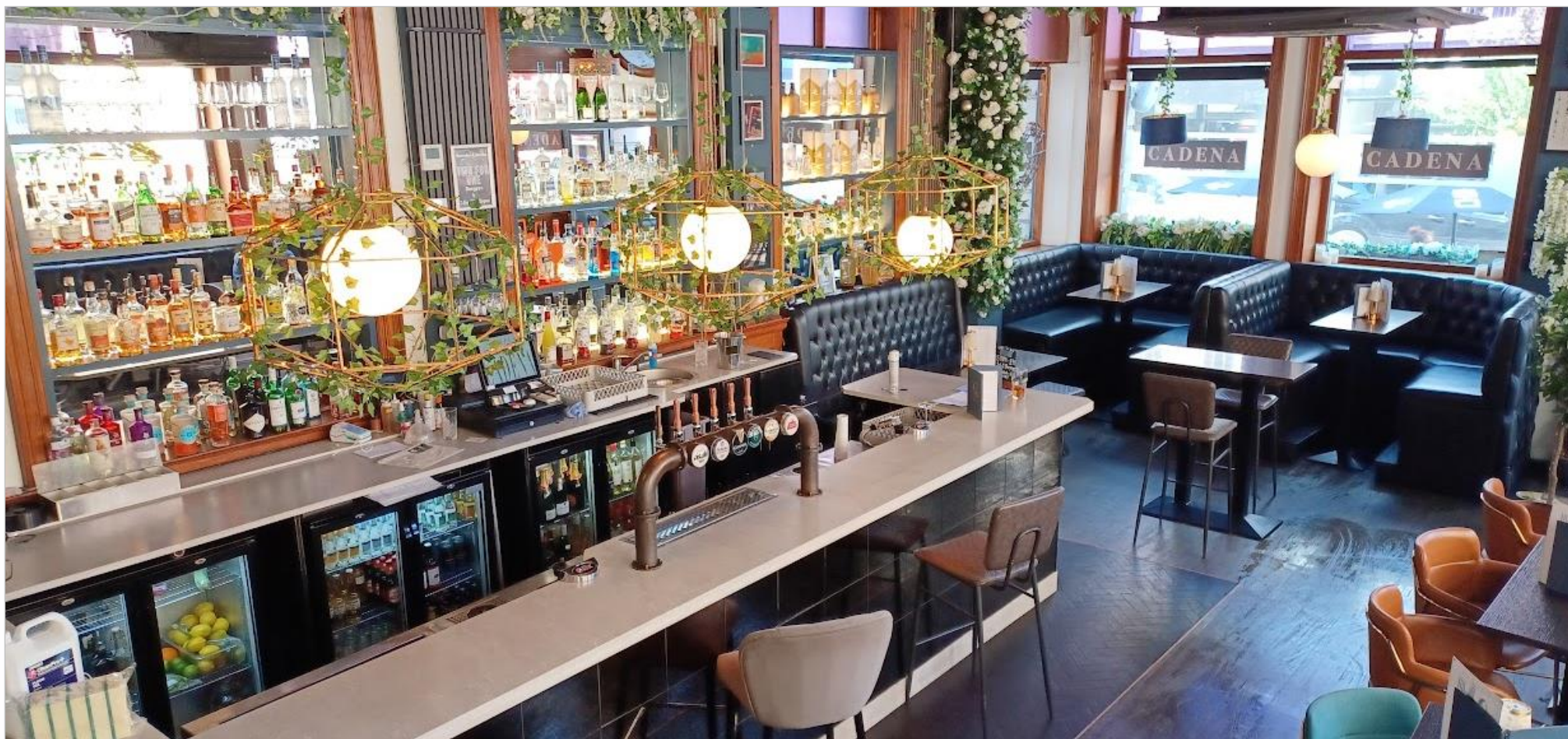




Worcester City Centre Investment Sale

3 The Cross & Chandlery House, Worcester WR1 3QA

Guide Price: £1,300,000 (6.82% NIY rising to 9.15%)



- Landmark City Centre Property
- High Quality Bar Operation
- Roof Terrace to be created by the tenant in Spring 2026 at their cost
- 5 Self-Contained Office Suites to rear
- Rental Income of £93,950 pax (rising to £118,950pax in April 2026)
- Net Initial Yield 6.82% (rising to 9.15%)

Location

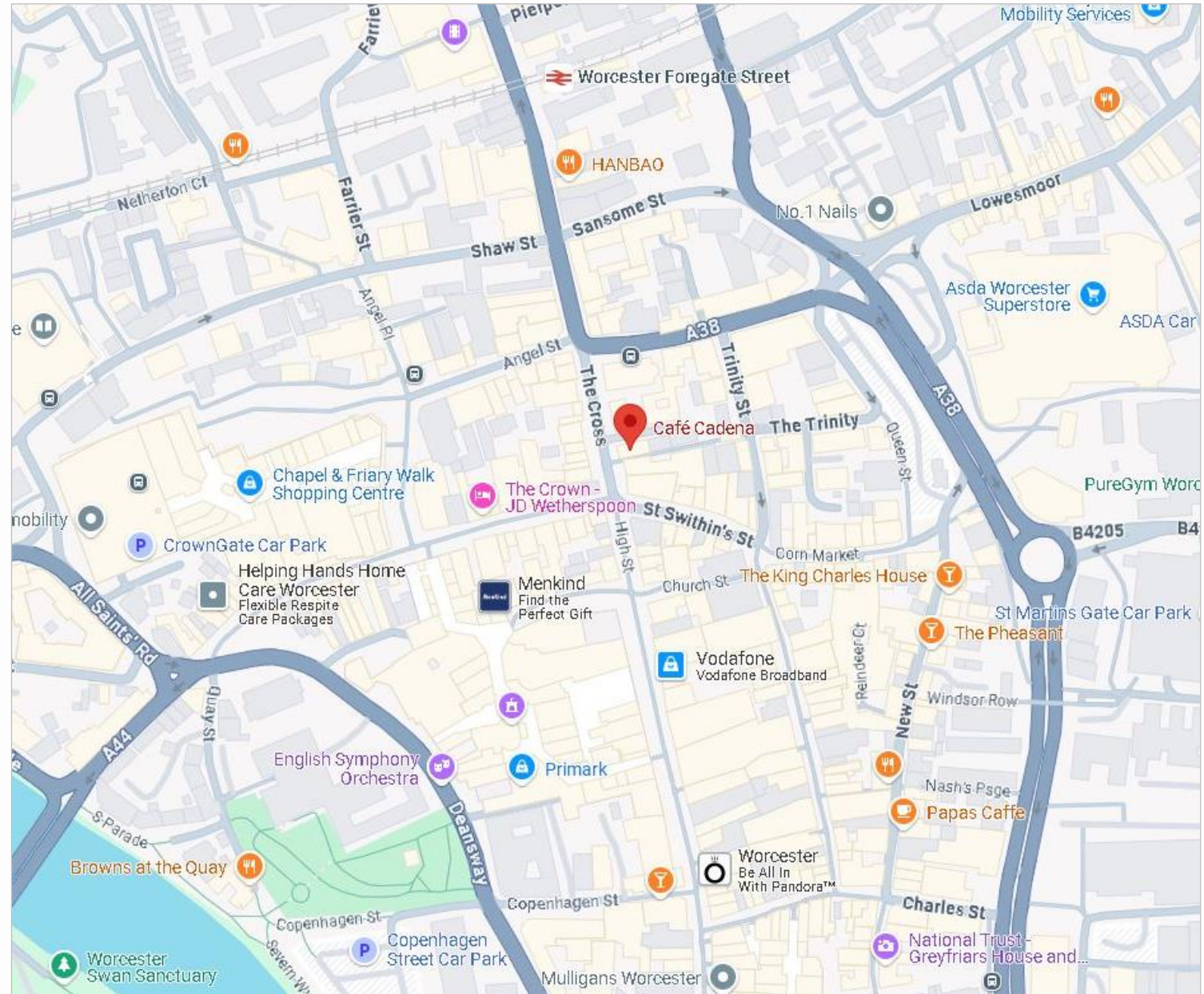
Adjoining The Foregate (A38) to one end and St Swithin's Street to the other, The Cross lies at the very heart of the historic City of Worcester.

The immediate vicinity predominantly mixes retail (Inc. Greggs; McDonald's; Toni & Guy; Pret a Manger; Debenhams and more) with banks and building societies along with offices and a variety of leisure uses including JD Wetherspoon, Slug & Lettuce and Bushwackers nightclub.

Worcester Foregate Street railway station is close by with the River Severn and Worcester Cathedral being just a short walk away.

Worcester itself has a population of 103,872 (2021 census) and lies around 30 miles South West of Birmingham and 120 miles North West of London.

It is home to the vibrant and fast-growing University of Worcester which has around 10,000 students and circa 1,000 staff.



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Description

Built as a banking hall around 1900, 3 The Cross is a handsome and ornate property with a classical Portland stone façade, ionic columns and attractive balustrade.

Its high ceilings create an imposing two-storey property which is almost as tall as its four-storey neighbour.

There is also a pavement terrace area to the frontage.

Immediately to the rear the property adjoins Chandlery House, a three-storey property which includes a series of self-contained offices accessed from The Avenue.

Café Cadena (3 The Cross)



The front of the property houses Café Cadena, a stylish bar restaurant which has traded since 2019 and offers exciting cocktails; bar snacks and tapas; bottomless brunches and cocktail masterclasses.

The main trading area is on ground floor level (circa 60 covers) with an equally stylish first floor room, which is frequently used for private hire (45 covers).

It is served by a ground floor trade kitchen and large basement/cellar.

Café Cadena currently only trades Thursday to Sunday.

Planning Permission / Development Potential

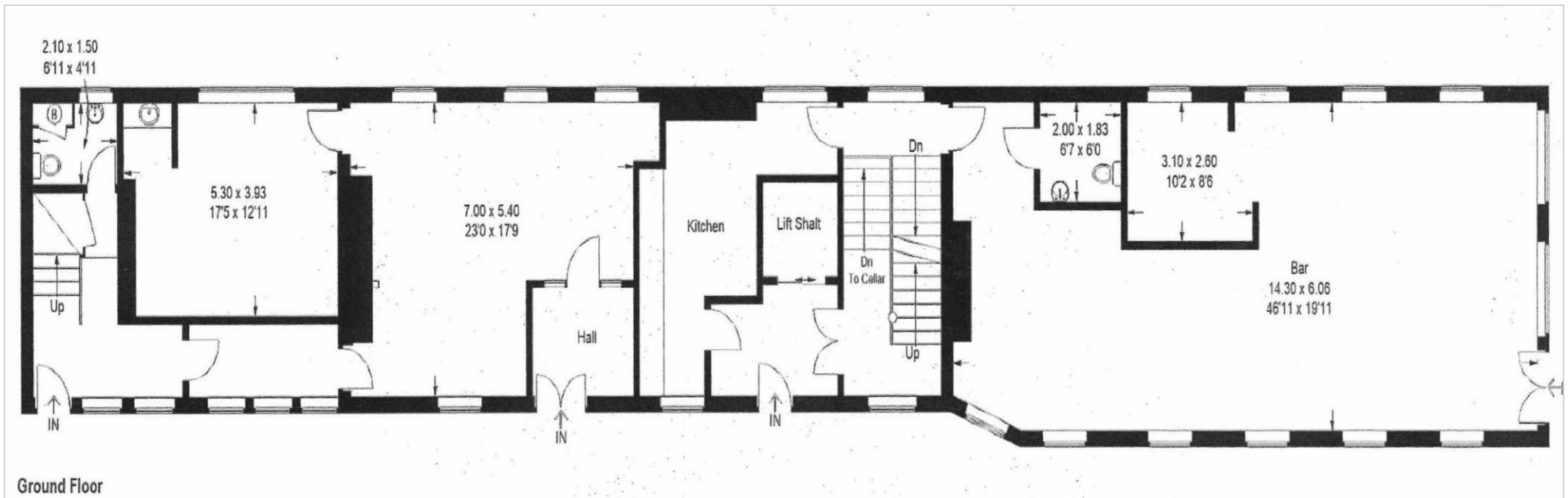
The property has planning permission to create a roof terrace for Café Cadena.

Planning Permission - [20/00239/FUL](#)

The tenant plans to implement this, with the works intended to commence in January 2026.

The tenant will be responsible for creating and funding this roof terrace at a cost of circa £170,000.

Floor Plan – Café Cadena









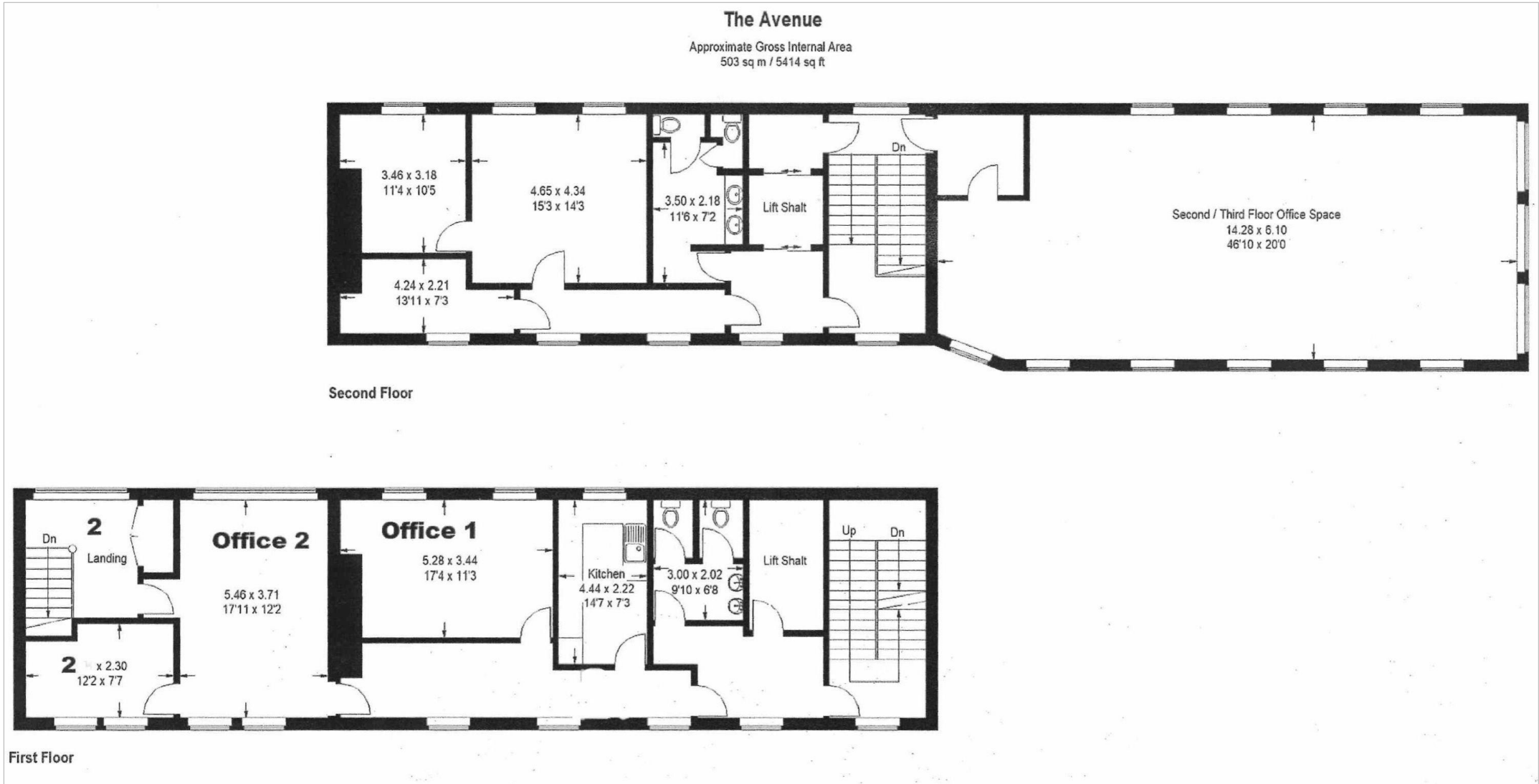


Chandlery House – 1 The Avenue

The property extends at three-storey level to the rear and houses five separate self-contained office suites. These are accessed from The Avenue.



Floor Plan - The Avenue



Lease / Tenancy Schedule

Below are terms of the leases outlined. A full copy of the leases are available on request.

Tenant	Lease Start	Lease End	Rent P.A.	Service Charge	Rent Review	Break	Terms
Chandlery Bars Ltd (Co No. 11864628)	2025	2035	£60,000 (rising to £85,000 – April 2026)	£15,000	2030	N/A	Effective FRI via service charge
Private Individual (formerly Jac Travel)	2019	Yearly Rolling	£4,000	N/A	N/A	One month notice	Serviced Office Agreement
Victim Support (Co No. 2158780)	25/09/2019	25/09/2030	£6,750	£4,000	25/09/2025	25/09/2027	Effective FRI via service charge
Care Resolve (Co No. 08077721)	01/11/2023	31/10/2028	£4,300	£1,440	N/A	01/11/2025	Effective FRI via service charge
Cranstoun (Co No. 03306337)	09/10/2023	09/11/2025 (looking to extend)	£6,900	£3,480	N/A	N/A	Effective FRI via service charge
Red Recruitment (Co No. 09259639)	01/06/2025	31/05/2030	£12,000	£5,220	N/A	01/06/2028	Effective FRI via service charge
TOTAL			£93,950 (rising to £118,950 – April 2026)	£29,140			

* Café Cadena will be subject to a brand new 10 year Full Repairing and Insuring lease with a commencement date simultaneous with completion of the Freehold and a rent review after 5 years.

The lessee will be to Chandlery Bars Ltd (Co No. 11864628) which was incorporated in 2019 and have operated the bar since that time.

The initial rent will be £60,000 per annum rising to £85,000 per annum with effect from 1st April 2026.

Proposal

We are instructed to seek offers of £1,300,000 for our client's freehold interest. A purchase at this level reflects a Net Initial Yield of 6.82% rising to 9.15% assuming standard purchaser's costs.

Business Rates

3 The Cross is in an area administered by Worcester City Council.

The property is described in the VOA website as Café & Premises and shows a Rateable Value of £16,000 (with effect from 1st April 2023).

Chandlery House offices have a Rateable Value of £5,100.

Premises Licence

Café Cadena

A premises licence prevails, the main activities being:

Sale of Alcohol on/off the premises:

Sunday to Thursday	10.00 am to 11.45 pm
Friday & Saturday	10.00 am to 01.45 am

Performance of Live Music & Recorded Music:

Sunday to Thursday	09.00 am to 12.00 am
Friday & Saturday	09.00 am to 02.00 am

Planning

The property is Grade II Listed and lies in Worcester Conservation area.

Services

We understand the premises are connected to all mains services.

EPC

3 The Cross has an EPC rating of D.

According to the EPC the property is listed as A1/A2 Retail & Financial/Professional services.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Further Information & Viewing

For further information and to arrange a viewing, please contact Andy Tudor at Fleurets Midlands Office - 0121 236 5252.

Site Plan



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For further information please log onto fleurets.com or give Andy a call.



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