

TO LET

Worcester

31 High Street WR1 2QL

- Historic and Unique Interior with first floor seating space ideal for Café / Restaurant opportunity
- Arranged over ground, first, second, third floors and basement
- Grade II Listed



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LOCATION

The premises is a unique and traditional building in a prime position within the pedestrianized High Street close to the new Cathedral Square development and opposite the town hall. Surrounding occupiers include several quality fashion retailers both national and international and include Jack Wills, Fat Face, Joules, and River Island with other well-known retailers including Clarks, Pandora, White Stuff, Marks and Spencer and O2.

Worcester is the administrative centre for the County of Worcestershire and lies approximately 29 miles south west of Birmingham and 28 miles north of Cheltenham.

DESCRIPTION

A Grade II listed three-storey building within a terrace under a pitched tiled roof with painted rendered front elevation above the ground floor shopfront.

The ground floor accommodation comprises retail sales area behind a glazed shop front with the entrance door set back into the right-hand side of the property with access to the upper floors via a staircase. Toilet and kitchen facilities at the rear. Upper floors previously utilised for seating, storage and office uses.

ACCOMMODATION

We understand the property is arranged over basement, ground, first, second and third floors. The approximate areas are as follows: -

Total Ground Floor	1,433 sq ft
First Floor Sales	625 sq ft
First Floor Ancillary	654 sq ft
Second Floor Ancillary	766 sq ft
Third Floor Ancillary	154 sq ft

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The premises would be suited to a restaurant/ hospitality use due to the unusual configuration.

RENT

On application

ADDITIONAL SEATING UPSTAIRS



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ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is currently in preparation and will be made available on application.

RATEABLE VALUE

We understand that the property is currently listed within the Valuation Office Agencies as follows:-

Rateable Value **£42,750**

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party will be responsible for its own legal costs involved.

TIMING

Possession is available upon completion of legal formalities and vacant possession.

VIEWING

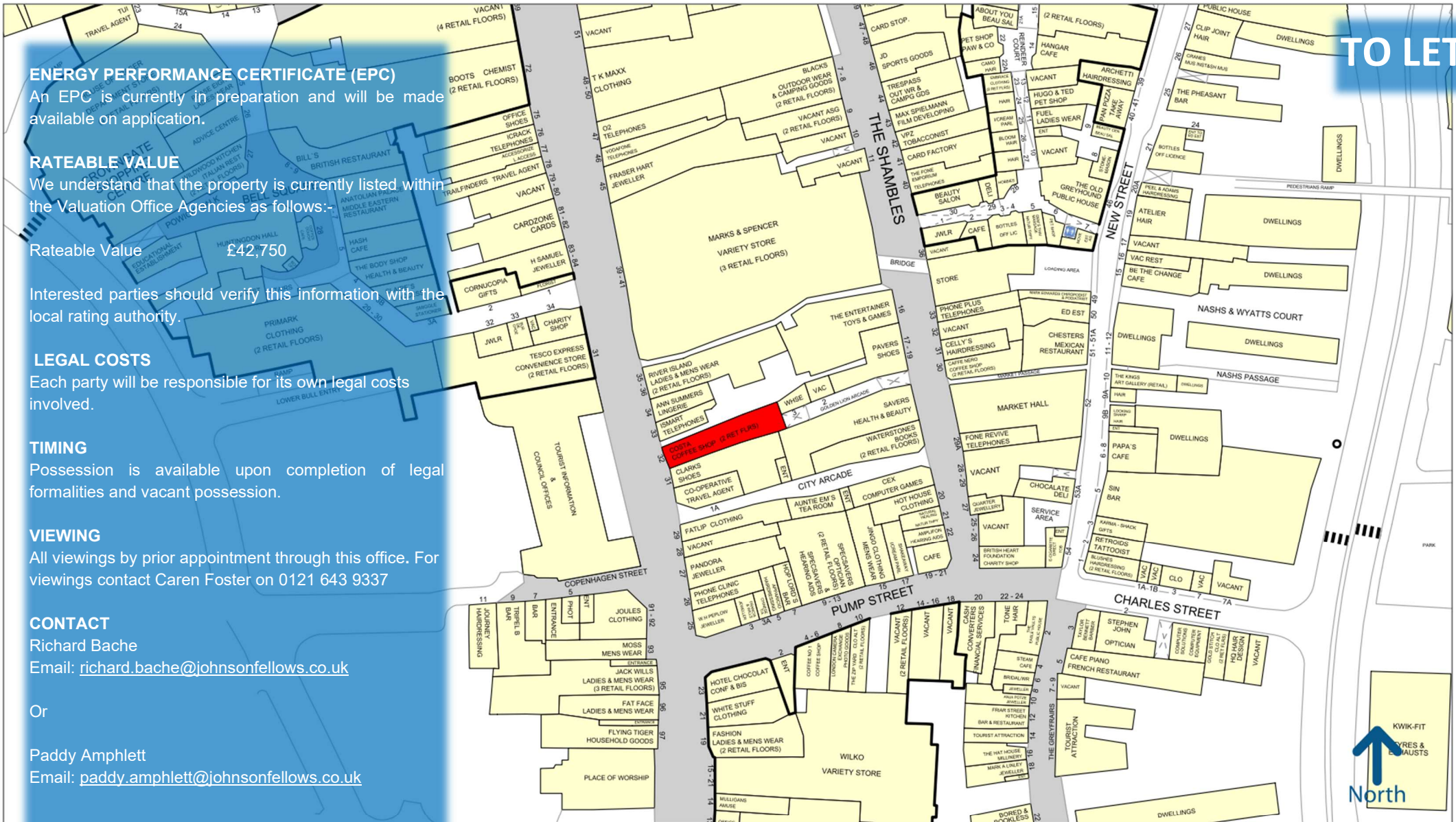
All viewings by prior appointment through this office. For viewings contact Caren Foster on 0121 643 9337

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50 metres

Experian Goad Plan Created: 09/08/2023

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