

# PRIME SHOP TO LET

## WORCESTER – 95 HIGH STREET

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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- PRIME HIGH ST LOCATION
- CLOSE TO CATHEDRAL SQUARE DEVELOPMENT

### LOCATION

Worcester is an attractive and historic Cathedral City and the administrative and commercial hub for Worcestershire.

The subject property is situated in a prime trading location at the southern end of the High St. The nearby Cathedral Square development was extensively redeveloped in 2017 to retain tenants including **H&M** and **Next** and provide a new leisure quarter, including **ASK**, **All Bar One**, **Cosy Club**, **Five Guys**, **Yo Sushi!** and **Miller & Carter**.

Other surrounding occupiers include **Joules**, **Fat Face**, **Flying Tiger**, **Hotel Chocolat** and **White Stuff**.

### TENURE

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

### QUOTING RENT

£100,000 per annum exclusive.

### ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

Ground Sales:	157.31 sq m	1,693 sq ft
Ground Ancillary	41.45 sq m	446 sq ft
First Sales	75.29 sq m	810 sq ft
First Ancillary	94.68 sq m	1,018 sq ft

### RATES

Rateable Value -	£85,000
Multiplier (2019/20) -	50.4p
Rates Payable (19/20)-	£42,840

Interested parties should verify these figures with the Valuation office.

### LISTING

The property is Grade II Listed

### COSTS

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



### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

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Subject to Contract and Vacant Possession

