

PRIME SHOP TO LET

WORCESTER – 95 HIGH STREET

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
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

£82,500 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

0117 973 2502

craig@fawcettmead.co.uk

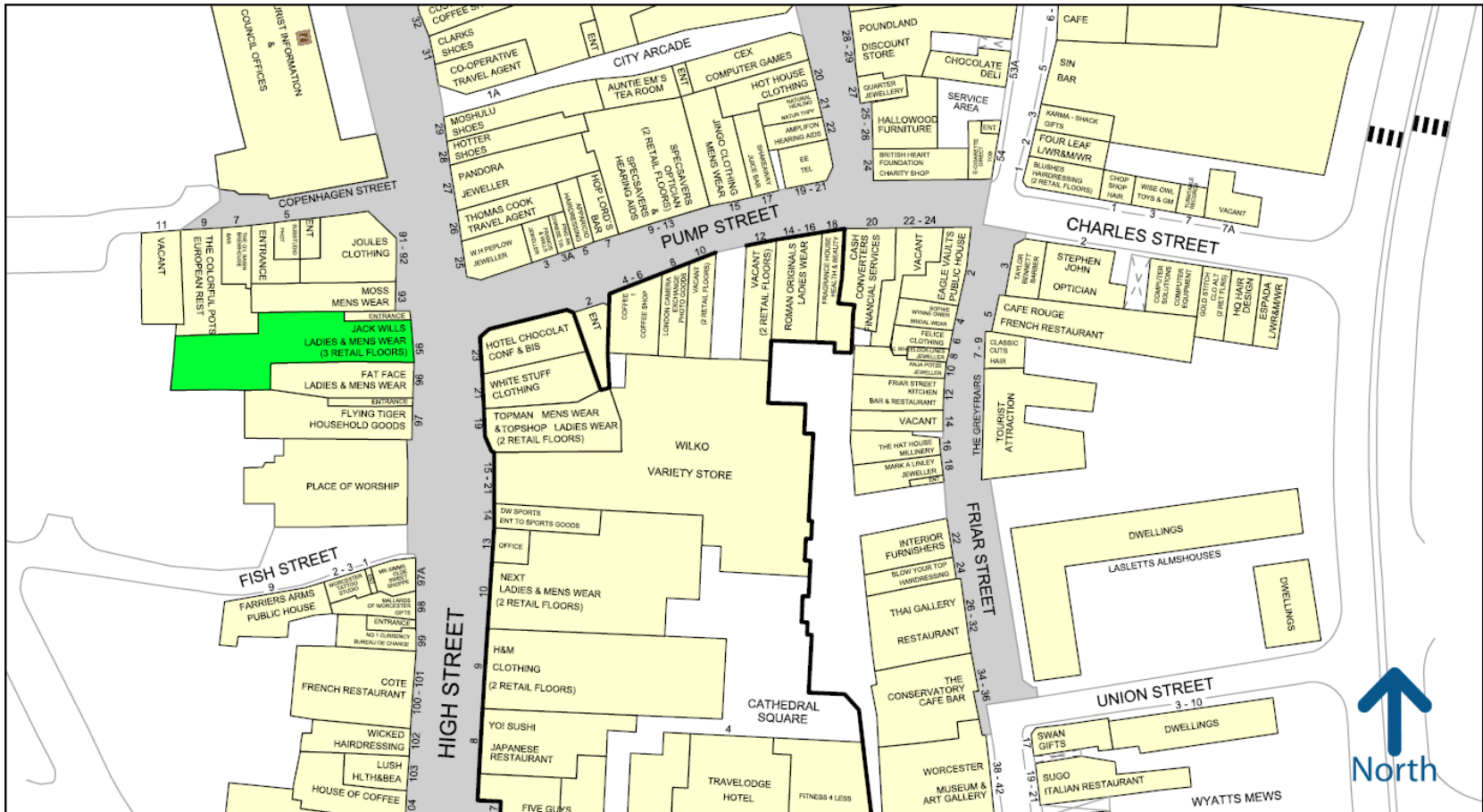
Subject to Contract and Vacant Possession



Worcester



Retail Expertise



50 metres

Experian Goad Plan Created: 18/09/2019
Created By: Fawcettmead

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER
Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.
No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.
No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.