

**To Let
Ground Floor
Grade II Listed
Shop/Office**

NICHOLAS BRETT & CO

Chartered Surveyors

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www.nicholasbrett.co.uk



29 Broad Street, Worcester WR1 3LY

- Busy location in Worcester City Centre on the edge of and within walking distance of the main shopping area
- Close to The Crowngate Shopping Centre, Poundland, Boston Tea Party, Helping Hands and other specialist local traders.
- Ground Floor Retail/Offices - may be suitable for various uses
- Ground Floor c.2,100 sq ft (195 sqm) + Basement Storage
- Fitted out to a high standard

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Location

The property is situated to the west of Worcester City Centre on pedestrianised Broad Street which links the main retail hub to the River Severn and the Cricket Ground beyond.

The property is adjacent to the Friary Walk entrance of the Crowngate Shopping Centre with occupiers in close proximity including Poundland, Boston Tea Party, Helping Hands, and specialist local traders.

The City's main Bus Station is close by and Foregate Street Railway Station is in walking distance.

Description

The property comprises the ground floor of a Grade II Listed Building.

Fitted out to a high standard it provides extensive retail space together with a Disabled WC and Staff Facilities.

In addition there is access to a basement which may be suitable for storage purposes.

It is considered the property may be suitable, subject to the usual consents, for various uses including Offices, Retail, Medical etc.

Accommodation

The property comprises of the following approximate floor areas:-

Ground Floor Sales Area: 2,155 sq ft (200 sqm)

Basement Store: 836 sq ft (78 sqm)

Energy Performance Certificate (EPC)

As the property is Grade II Listed an EPC is not required.

Lease

The property is available by way of a new lease upon terms to be agreed.

Rent

£25,000 per annum exclusive.

VAT

It is understood that VAT will not be charged on the rent and other outgoings.

Rating Assessment

Rateable Value (Ground Floor): £24,500

Rateable Value (Basement): £2,150

This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/24 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.

If eligible, retail, hospitality and leisure premises may receive additional reductions off their rates bill on top of other relief (up to a total value of £110,000 per business) as follows:-

- 75% off your business rates bills for the 2024 to 2025 tax year (1 April 2024 to 31 March 2025)

Details obtained online at www.gov.uk. This information should be verified by the new occupier.

Video Tour

Click [here](#) for an external You Tube Video Tour Link

PTO

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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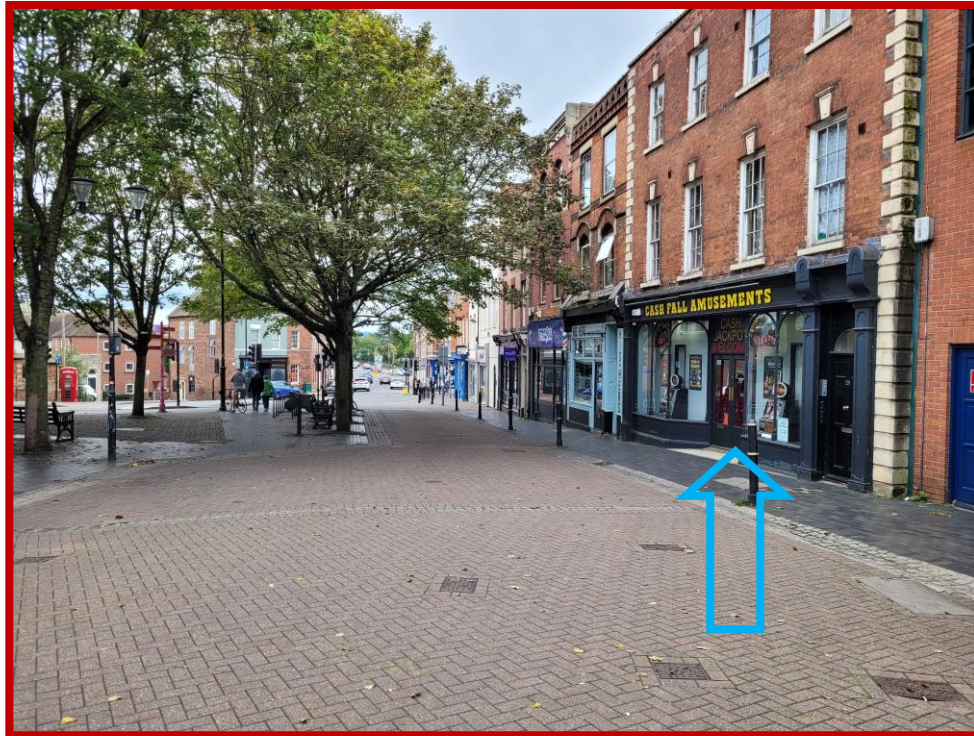
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Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (see contact details)

Subject to Contract November 2023



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