

**To Let  
Ground Floor  
Shop/Restaurant/  
Office**

**NICHOLAS BRETT & CO**

Chartered Surveyors

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[www.nicholasbrett.co.uk](http://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, New Look, Boston Tea Party, Helping Hands and other specialist local traders.
- Ground Floor Retail/Restaurant/Offices - may be suitable for various uses
- Ground Floor c.2,100 sq ft (195 sqm) + Basement Storage
- Fitted out to a high standard including fitted Kitchen

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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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 New Look, 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.

Formerly trading as "Waffle & More", it is fitted out to a high standard with an extensive retail area, a fully fitted kitchen, Disabled WC, Staff and storage facilities.

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

Access is also available for loading and unloading.

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

By way of planning consent dated 3.10.25, change of use from amusement arcade (sui generis) to a mixed use comprising a dessert restaurant (use Class E) and arcade (sui generis) was granted. Application reference no: 25/00327/FUL.

## 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 it is understood an EPC may not be required.

## Lease

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

## Rent

£27,500 per annum exclusive.

## Premium

Offers invited around £10,000 will be payable to acquire all the fixtures, fittings and equipment.

## VAT

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

## Rating Assessment

Rateable Value (Ground Floor): £28,250  
Rateable Value (Basement): £2,150

Details obtained online at:

<https://www.gov.uk/introduction-to-business-rates>

This information should be verified by the new occupier together with details of amounts payable and if any rates relief is available.

**PTO**

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## Video Tour

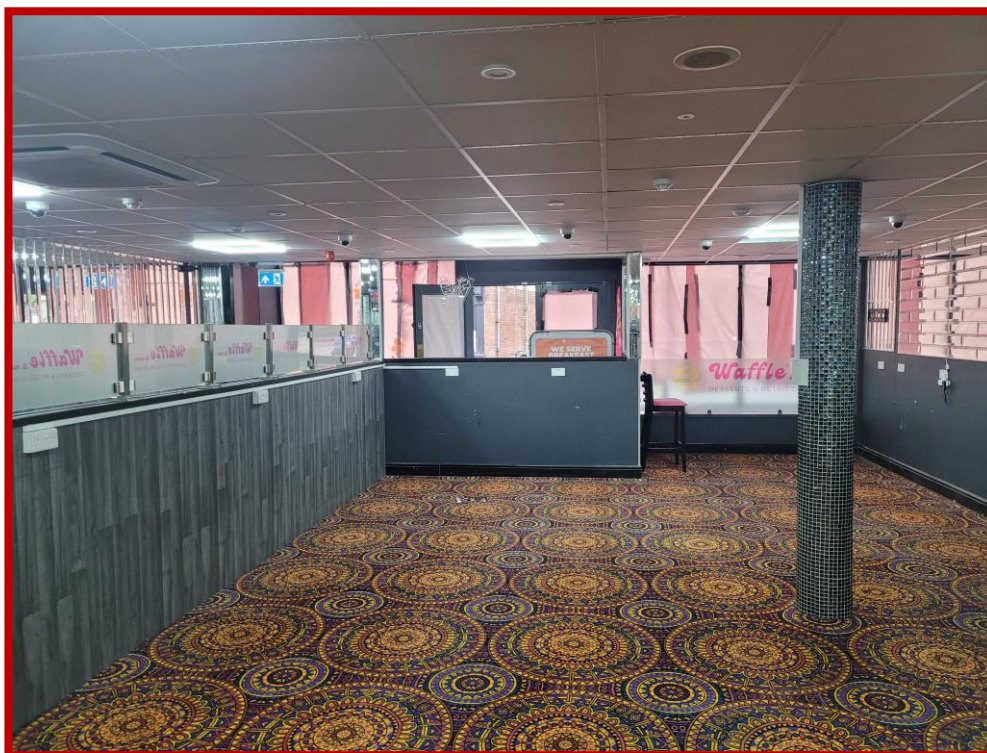
Click [here](#) for an external and internal YouTube Video Tour Link

## Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (see contact details)

Subject to Contract February 2026

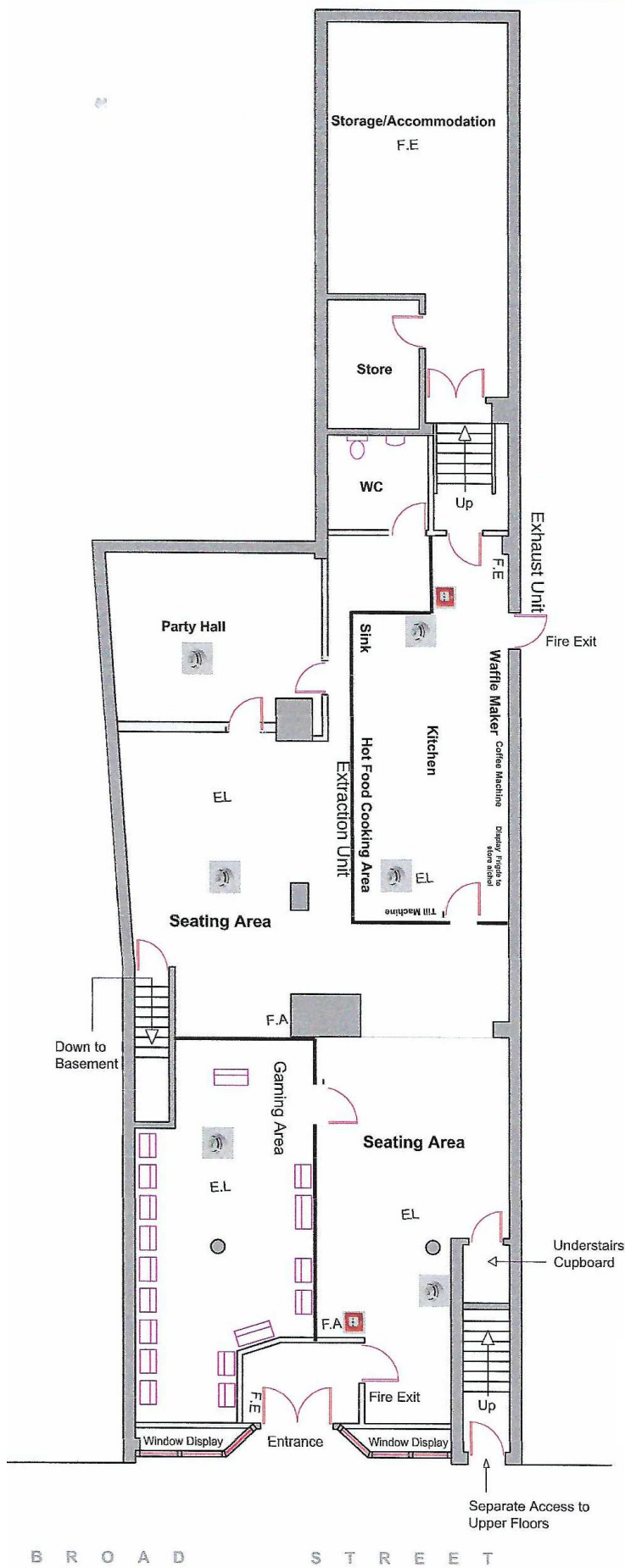


These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify 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.









Ground Floor Plan - Not to scale

B R O A D S T R E E T

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