

7 THE TYTHING

WORCESTER

WR1 1HD

TO LET

RENTAL: £6,000 PA

(exclusive of Rates)

**\*Prominent retail unit located close to Worcester City Centre and Foregate Street train station\***

#### LOCATION

The premises are situated in a prominent position fronting The Tything, one of Worcester's main arterial roads, where nearby national operators include Dominos, Gala Bingo and Costa Coffee. The premises lie close to the junction with Castle Street and are a short walk from Foregate Street train station and Worcester City Centre.

#### DESCRIPTION

This mid-terrace property benefits from a main retail/office area with direct access off the pavement, along with useful basement storage, shared WC and kitchen facilities.

#### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Internal Width	13'6"	4.13 m
Shop Depth	21'4"	6.49 m
Retail Area	288 sq ft	26.8 sq m

#### LEASE

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

#### PLANNING

The premises benefit from planning consent for Use Class A1 under the Town and Country Planning (Use Classes) Order 1987. Alternative uses will be considered, subject to planning.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 57 (Band C). A copy of the Energy Performance Certificate is available upon request.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's official authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

#### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



#### RATING ASSESSMENT

We understand that the property is assessed as follows:-

**Rateable Value: £4,850**

**Rates Payable (2020-21): £2,420**

We are advised that, provided the premises are used for Retail, Hospitality or Leisure, there will be no Rates payable for the period 2020-21. Interested parties are advised to make their own enquiries in this regard.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

#### SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

#### VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

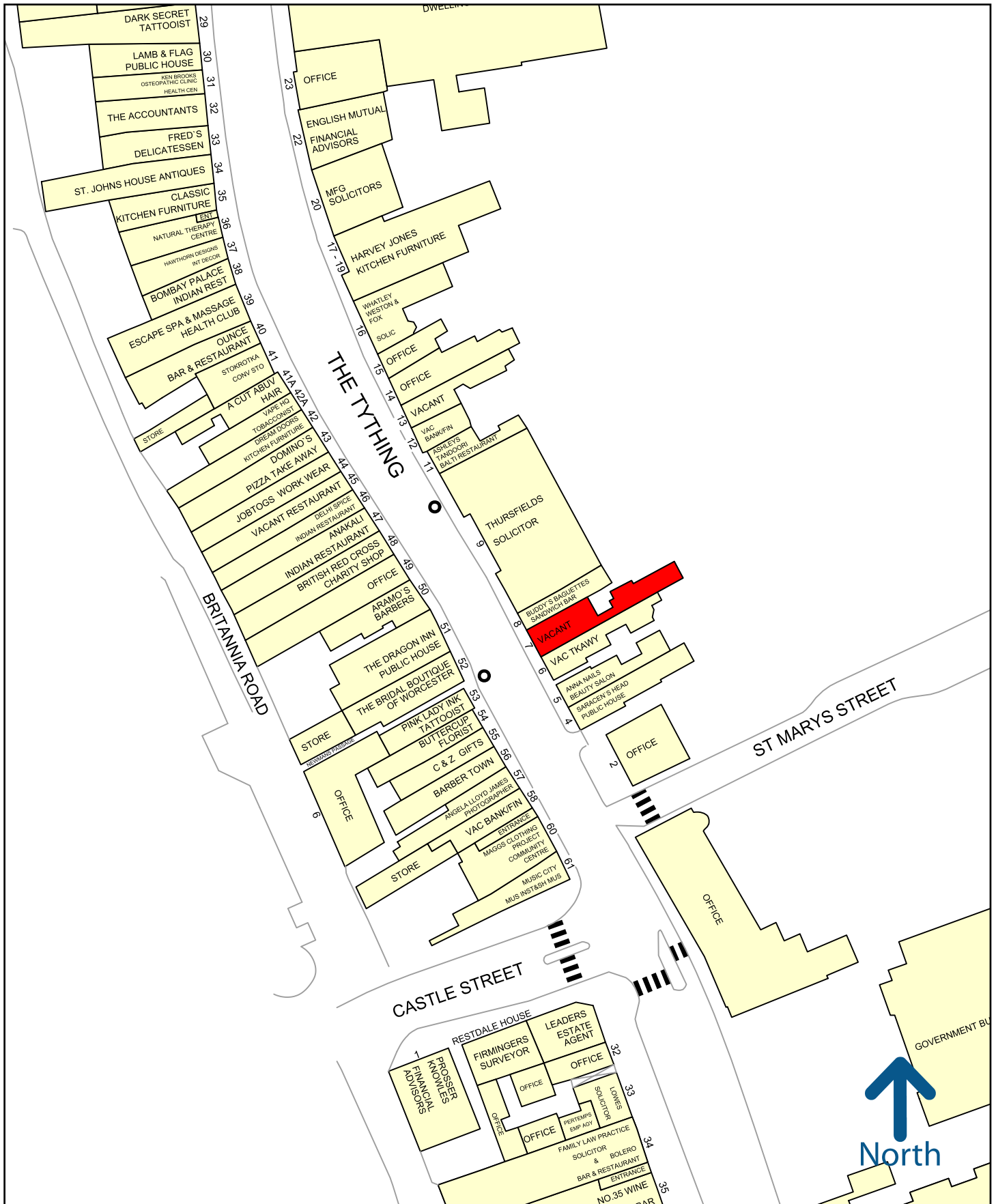
#### MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

#### VIEWINGS

Strictly by prior appointment with the sole letting agents:-

Centrick Commercial 01905 783297



Experian Goad Plan Created: 20/07/2020  
Created By: Centrick Commercial Property



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