



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Upton Upon Severn, 19-19a High Street, WR8 0HJ

Retail Premises – To Let



### LOCATION

The property is located on the main High Street within Upton Upon Severn which is the A4104.

### DESCRIPTION

The property is a ground floor and small basement of a three storey building, adjacent to the White Lion Public House. Main access into the property is through the main street frontage and there is also an additional walkway to the rear in which there is a car park/yard area with a small garage and stores within this area.

### ACCOMMODATION

Ground Floor 1,075 sq ft

### TENURE

The property is held by way of a 15 year lease from 15<sup>th</sup> September 2018 and expires 14<sup>th</sup> September 2031. The lease is subject to 5 yearly open market rent reviews.

### RENT

Current passing rent - £12,200 per annum

### PLANNING

The property has a permitted use for funeral directors or an A1 retail use.



### RATES

Rateable Value £7,300

Local Authority Reference: 220801660062

### EPC

D90

### VAT

VAT is payable on the rent.

### LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in connection with this potential assignment or sub let.

### TIMING

The property is available immediately upon completion of legal formalities.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337

### CONTACT

Mark Fitzpatrick

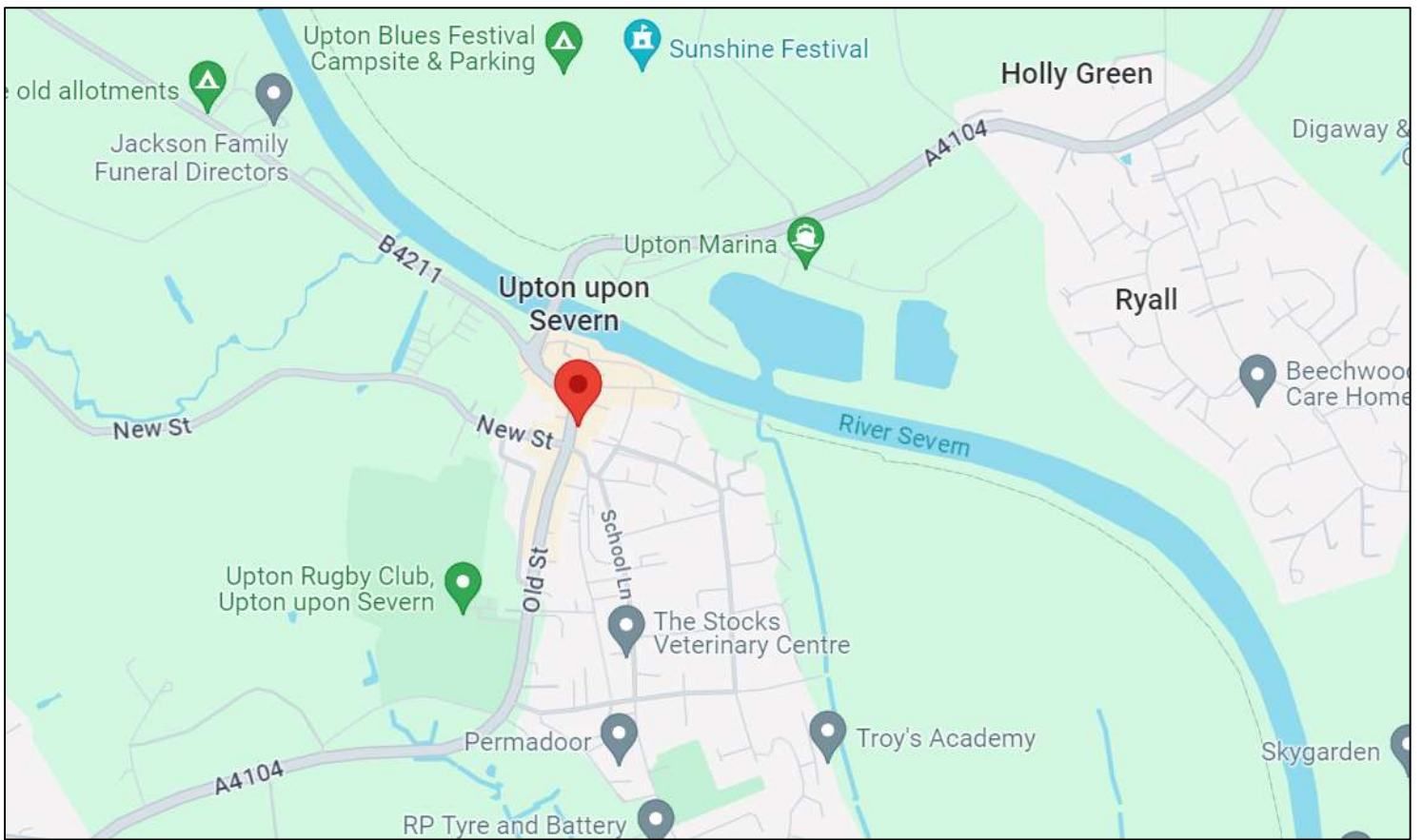
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