



Lichfield Avenue, Worcester, WR5 1NW

£8,000 Per
Annum

- Lock-Up Shop Available To Let
- Well-Connected Location
- 53.8m² (579 ft²) Net Internal Area
- Rateable Value: £4,650

Lock-up shop available to let immediately.

Location

Lichfield Avenue in Worcester is a well-connected thoroughfare that blends light commercial activity with access to established residential communities. Situated within easy reach of key routes such as the A4440 and close to Warndon Villages and Tolladine, the area benefits from a steady flow of local footfall and commuter traffic. The surrounding residential neighbourhoods provide a consistent customer base for businesses, while nearby amenities and schools make the location practical and accessible. Ideal for small enterprises, service providers, or community-focused operations, Lichfield Avenue offers a strategic position within Worcester's wider suburban landscape.

Description

This versatile retail space extends to approx 53.8m² (579 ft²) and is ideally suited for a variety of uses. The unit benefits from a modern security shutter, providing peace of mind outside trading hours and features bright LED lighting throughout, enhancing visibility and energy efficiency. To the rear, there is a separate office/storage area, offering flexibility for administrative or stock purposes. This well-presented space offers a functional layout in a practical and secure setting, ready for immediate occupation.

Services

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Business Rates

Rateable Value: £4,650

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. For more information, please visit Worcester City Council.

Energy Performance Certificate

A EPC has been booked and arranged.

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk. Please note, Barber shops and convenience stores will not be considered due to conflict of interest.

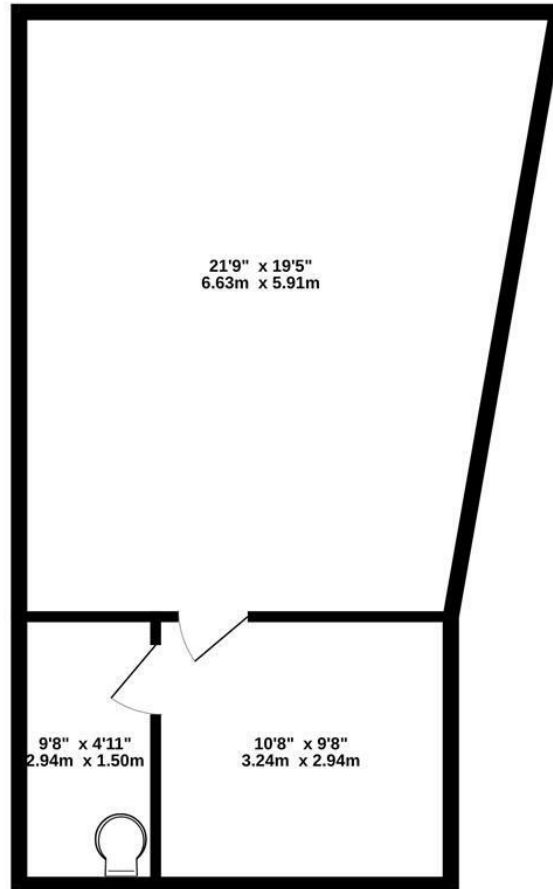
Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft (49.3 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk