

Shop To Let

Worcester
66/67 Broad Street

Location

The subject property sits on Broad Street in a very prominent position close to its intersection with High Street, opposite HSBC and Crown Passage Hotel and Pub. The unit benefits from an extensive double frontage onto Broad Street, whilst benefiting from an entrance onto Bank Street at the rear.

Broad Street is a busy thoroughfare, strategically located between Chapel and Friary Walk, home to brands such as Boots, Bill's, Superdrug and Primark.

Other nearby occupiers include Café Nero, Nationwide, Santander, Greggs and McDonalds.

Accommodation

The subject premises is arranged over ground floor, comprising the following net internal floor area:

Gross Frontage	9.57m	31ft 4in
Net Frontage	8.67m	28ft 4in
GF Sales	271.3sq m	2,921sq ft

Rent

Quoting £80,000 per annum exclusive of service charge, insurance, business rates and VAT.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£44,000
UBR (2026/2027):	0.392
Rates Payable:	£17,248

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

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

EPC Rating

The property is currently rated within band 'B' (48). A copy of the EPC is available upon request.

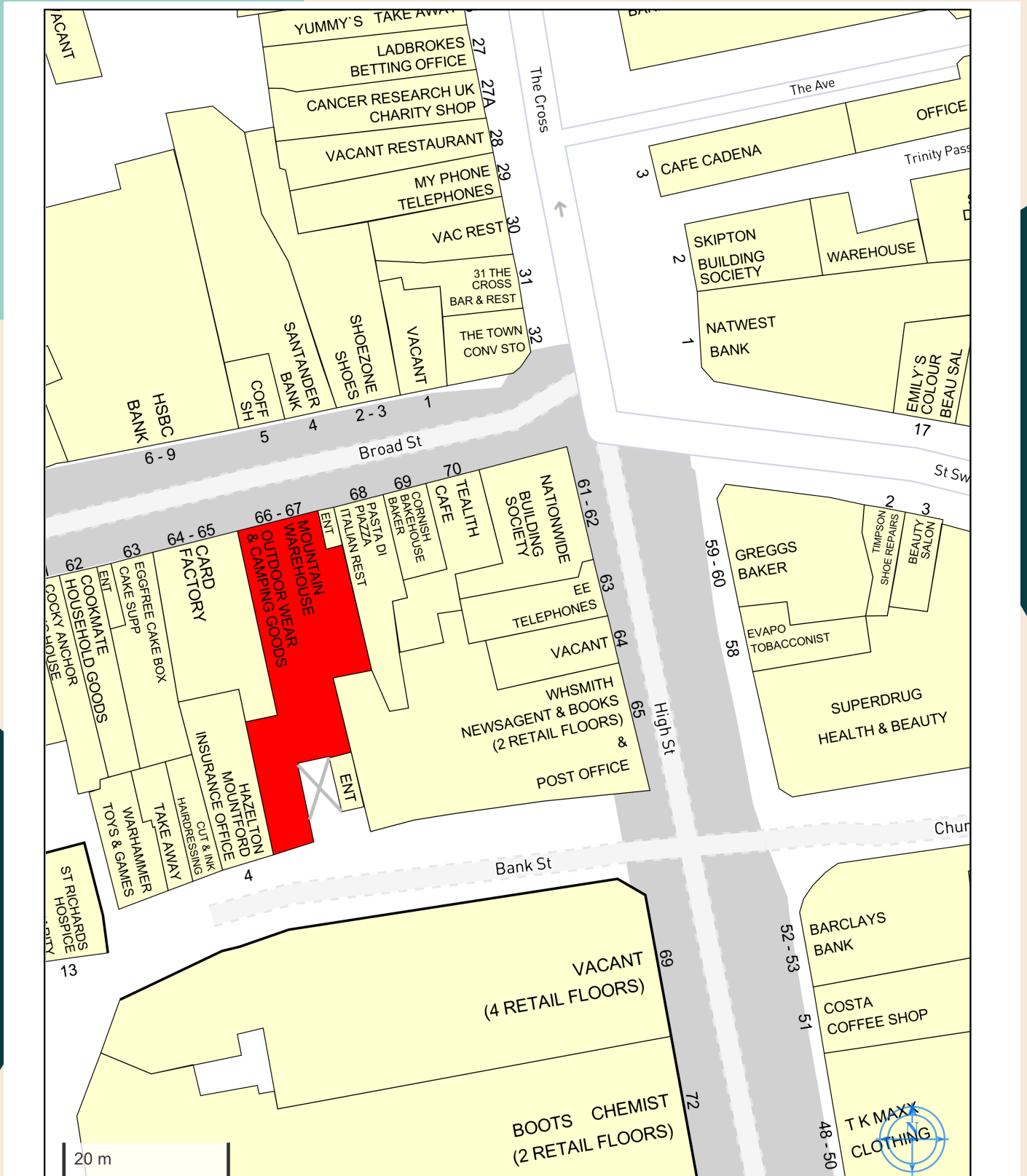
Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967
 These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.