

TO LET

Ground floor retail premises
294 sq ft (27.31 sq m)

ULTIMATE
CONSTRUCTION
Building Solutions
07540 240 856
j.birbeck@ulsky.com

GB BARBERS

End of
bus lane

GB BAR!
£8 £8
GENTS HAIRCUT
£8 £8

GB

TO LET
01905 728444
fishergerman.co.uk

FAL BOY
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7 Lowesmoor,
Worcester, WR1 2RS

For illustrative purposes only



7 LOWESMOOR, WORCESTER



7 Lowesmoor, Worcester, WR1 2RS



Retail Premises

- 294 sq ft (27.31 sq m)
- Located within a prominent position in Lowesmoor.
- Good display frontage
- Walking distance from City Centre
- Established retail location
- Could be taken with 9 Lowesmoor providing a further 216 sq ft



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Approximate Travel Distances



Locations

- Junction 7 of the M5 2.9 miles
- Birmingham 29.6 miles

Sat Nav Post Code

- WR1 2RS

Location

The property is located within Lowesmoor with good frontage to the main road within close proximity to Asda, St Martins Gate and the City Centre.

The property is well positioned for access to public transport with the bus station at CrownGate and Worcester Foregate and Shrub Hill train stations all within walking distance.

Description

The property is a end-terrace retail unit with an open plan retail provision at the front leading through to a store room and w/c facilities at the rear.

Could be taken with Unit 9 Lowesmoor providing a further 216 sq ft.

Accommodation

Description	Sq M	Sq Ft
Retail	21.89	236
Rear Store	5.42	58
Total	27.31	294



Nearest Stations

- Shrub Hill 0.5 miles
- Foregate Street 0.6 miles



Nearest Airports

- Birmingham Int 35.3 miles

Tenure

The property is available by way of a new effective full repairing and insuring lease direct with the Landlord.

Guide Rental

£8,000 per annum exclusive.

Service Charge

A service charge is payable for the upkeep of the common parts as and when costs are incurred.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £4,200
Rates Payable £2,095.80*

2021/2022 Rates Payable 49.9p in the £

The ingoing Tenant could benefit from small business rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Services

We understand that mains services are available to the property, namely mains water, electricity and mains drainage.

Legal Costs

A contribution will be payable towards the Landlord's legal costs of £500 + VAT.

References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord will also require a 3 or 6 month deposit.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

EPC

Energy Performance Rating to follow.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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Particulars dated March 2021.

