

## Worcester 70 Broad Street - Prime Shop To Let

- **Affluent Cathedral City**
- **Prime Location**
- **Potential for A3 (STP)**



### Location

Situated in a busy prime trading location on pedestrianised Broad Street, close to the junction with High Street. Other nearby retailers include **Nationwide**, **David Christopher Jewellers**, **Mountain Warehouse**, **Pâtisserie Valerie** and **Specsavers**.

### Size

The property is arranged over ground floor only as follows:

Internal Width	16 ft 10 ins	5.1 m
Ground Floor Sales	655 sq ft	61 sq m
Ground Floor Rear Sales	435 sq ft	40 sq m

\*Additional 1<sup>st</sup> floor space may be available, further details available on request.

### Lease

A new 10 year FRI lease is available.

### Rent

£35,000 per annum exclusive.

### Business Rates

Rateable Value	£38,000
Rates Payable (per annum)	£18,202

Interested parties should verify these figures with the Local Authority.

### EPC

Energy rating TBC

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

### Viewing and Further Information

Strictly by prior arrangement only with

McKinnon Nelson Property Consultants  
Denman House, 20 Piccadilly  
London  
W1J 0DJ

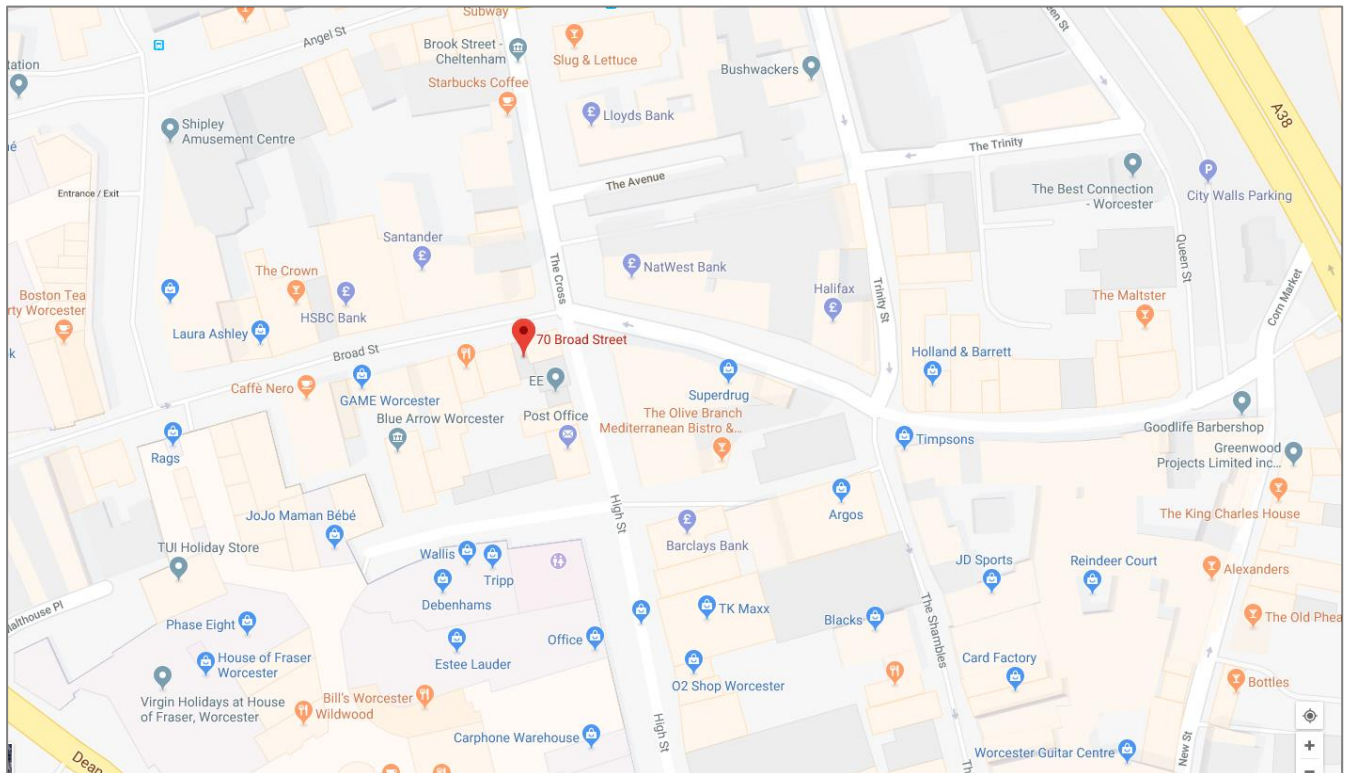
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