

**To Let
Prime Shop**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



63 Broad Street, Worcester WR1 3LY

- Busy City Centre pedestrianised location just off High Street
- Close to Caffè Nero, Mountain Warehouse, HSBC, Boston Tea Party & Crowngate Shopping Centre
- Close to Angel Place where Council-led regeneration projects are proposed
- c.1,200 sq ft (111 sq m) Sales Area + Ancillary
- Grade II Listed

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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Location

The property occupies a busy pedestrianised trading location in the City Centre.

Occupiers close by include Mountain Warehouse, Caffè Nero, HSBC, Boston Tea Party, Poundland & Santander.

It has recently been announced that Worcester City Council has purchased several city centre properties as part of a multi-million-pound regeneration project. These include properties close by on Angel Place such as the Scala Theatre which will be converted to an Arts Venue.

There are also plans to reshape Angel Place market to make space for outdoor events such as a summer cinema or an urban beach, alongside play facilities for children. Please click [here](#) for further details of a recent press release.

Description

The property comprises of a Grade II Listed ground floor retail unit having ancillary space at basement, first and second floor levels.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (front):	17'0"	(5.2m)
Internal Width (rear):	18'0"	(5.5m)
Shop Depth:	81'9"	(24.7 m)
Ground Floor Sales:	1,238 sq ft	(115 sq m)
Ground Floor Office:	82 sq ft	(7.6 sq m)
Basement Ancillary:	276 sq ft	(25.6 sq m)
First Floor Ancillary:	130 sq ft	(12 sq m)
Second Floor Ancillary:	99 sq ft	(9.2 sq m)

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

Lease

The property is available on a new lease upon terms to be agreed.

Rent

£29,500 per annum exclusive

VAT

VAT is not currently charged on the rent.

Rating Assessment*

Rateable Value: £43,750

*In response to the coronavirus (covid-19), the Government has introduced some business rates reliefs for retail, hospitality and leisure businesses for the 20/21 & 21/22 tax years. For further details and to check eligibility status, please visit www.gov.uk.

Energy Performance Certificate (EPC)

As the property is Grade II Listed an EPC is not required.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Or our Joint Agent:-

Simpsons Commercial Property - Tel: 01928 788191

Subject to Contract April 21

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