

**To Let
Retail/Office
Premises**

NICHOLAS BRETT & CO

Chartered Surveyors

TEL: 01527 875669

www.nicholasbrett.co.uk



Unit 5, Crown Passage, Worcester WR1 3LL

- Covered Arcade in the heart of Worcester City Centre
- Arcade links Broad Street to Angel Street – occupiers close by include Caffè Nero, Specsavers, HSBC Bank, Mountain Warehouse, The Crown Public House & Hotel (J D Wetherspoon)
- c.660 sq ft (62 sqm)
- 100% small business rates relief – subject to eligibility

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Entrance to Crown Passage from Broad Street

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Location

The property occupies a unique and busy location in Crown Passage, a covered Arcade linking the busy retailing street of Broad Street to Angel Street in the City Centre. The unit is adjacent to the popular Yum Yum Oriental Food Shop, and entrances to The Crown Public House & Hotel (J D Wetherspoon).

Occupiers close by on Broad Street include Caffe Nero, HSBC Bank, Mountain Warehouse, Card Factory, along with entrances to The Crowngate Shopping Centre.

The City's main Bus Station and Foregate Street Railway Station are close by.

Description*

The property comprises of a modern ground floor retail unit with a W.C. forming part of The Crown Inn and Hotel which is Grade II Listed.

*It is considered the property may be suitable for various uses, although Hot Food or the sale of alcohol will not be permitted.

Accommodation

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

Internal Width (front):	22'0"	(6.7m)
Internal Width (rear):	25'5"	(7.75m)
Shop Depth:	31'3"	(9.5m)
Total Shop Depth:	94'4"	(28.8m)
Sales Area:	662 sq ft	(62 sqm)

Lease*

The property is available by way of a new lease upon terms to be agreed. The lease will be outside of the Landlord & Tenant Act 1954 (excluded from sections 24 - 28).

*There is a service charge to cover the cost of buildings insurance, utilities, and other services including the maintenance and cleaning of the shared facilities. The service charge is currently c.£2,000pa.

Rent

£10,000 per annum exclusive.

VAT

It is understood that VAT will be charged on the rent, service charge, insurance, and other outgoings.

Energy Performance Certificate (EPC)

Will be available shortly.

Rating Assessment*

Rateable Value: £7,800

***The property may qualify for 100% small business rates relief.**

*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/25 to 31/3/26, the standard multiplier is 55.5p, and small business multiplier is 49.9p.

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Video Tour

Click [here](#) for an External You Tube Video Tour Link.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract - April 2025

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.



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