



150-152 London Road, Worcester, WR5 2EJ

Prominently located ground floor retail unit

Summary

Tenure	To Let
Available Size	446 sq ft / 41.43 sq m
Rent	£7,500 per annum
Rates Payable	£4,141.70 per annum
Rateable Value	£8,300
EPC Rating	E (102)

Key Points

- Ground Floor lock up shop unit, suitable for a variety of commercial uses, subject to statutory consents
- Prominently located fronting onto London Road on the edge of Worcester city centre
- Total Net Internal Floor Area of approximately 446 sq ft (41.41 m sq)
- Fully glazed shop frontage

DESCRIPTION

The property comprises of a ground floor fully glazed fronted lock up shop, that provides flexible commercial space, which would be suitable for a variety of commercial uses subject to statutory consents.

The property is arranged to provide two sales rooms and welfare facilities, with pedestrian from the right and left elevation of the property.

The property provides a Total Net Internal Area of 446 sq ft (41.41 m sq) with on street parking.

LOCATION

The property is prominently located in a mixed area of shops and houses, and fronts onto London Road, a main arterial road leading to J7 of the M5, which is a few minutes drive away. Businesses around the property include, among others, an Esso petrol station, a public house, and 2 takeaway food shops. The large Waitrose, Worcester is a short way away at 233 London Road.

The city of Worcester is located approximately 130 miles (208 km) north west of Central London, 30 miles (48 km) south west of Birmingham and 63 miles (101 km) north of Bristol.

Worcester has excellent road communications, being situated approximately 3 miles (5 km) to the west of the M5 Motorway (J 6 & 7) which in turn links with the M42, M6 and the wider UK motorway network.

Regular rail services operate to local destinations. The quickest journey time to Birmingham New Street is 48 minutes whilst London Paddington can be reached in 2hrs 25 mins. Birmingham International Airport is approximately 38 miles to the north east of the city.

Retailing in Worcester is centred around the pedestrianised High Street which provides the Prime retail pitch within the city. Occupiers include Marks & Spencer, Greggs, TK Maxx, Boots, WH Smith, White Stuff, Hotel Chocolat and an array of additional national multiples. The major shopping centre within the city is the Crowngate Shopping Centre, providing approximately 280,000 sq ft of retail accommodation. The Chapel Walk section of the centre is situated to the south of Broad Street, opposite the subject property.

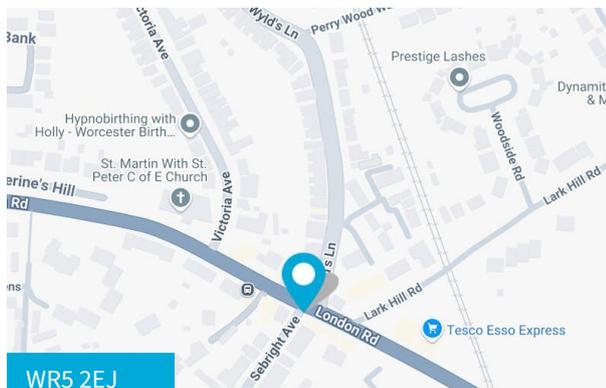
PLANNING

The property is understood to benefit from Use Class E of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of inspection)

The property is understood to benefit from mains electric, water and drainage.



Viewing & Further Information

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