

FOR SALE

Freehold

Four Storey City Centre Building



50 Broad Street,
Worcester, WR1 3LR

50 BROAD STREET, WORCESTER



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Four Storey building in the heart of Worcester City Centre

- 4,415 sq ft (410.14 sq m)
- Good retail frontage
- Prime City Centre Location
- Walking distance to Foregate Street train station and Bus Station at Crowngate
- Suitable for alternative uses, subject to planning



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Four Storey City Centre Building

Location

The building is located in Broad Street, a pedestrianised shopping street in Worcester City Centre, adjacent to the CrownGate Shopping Centre.

Broad Street is home to a number of national and local retailers, banks, and coffee shops, including Laura Ashley, HSBC, Caffe Nero, Boston Tea Party, New Look and Mountain Warehouse.

Worcester is a Cathedral City with a population of just over 100,000 on the banks of the River Severn.

Worcester is readily accessible by road, rail and air. Junctions 6 and 7 of the M5 provide easy access to the motorway network and Birmingham airport whilst the City has 2 railway stations, Foregate Street and Shrub Hill. A new Station, Worcestershire Parkway has been constructed close to J7 of the motorway, which will provide sustainable access to regional and national destinations including the south-west, north-east, London and the Thames Valley.

The City has a thriving and expanding University, first class rugby and cricket teams, a picturesque racecourse adjacent to the River Severn and an active arts scene.

It has an excellent retail, restaurant and cafe offering with the CrownGate Shopping Centre and the recently developed Cathedral Square as the focal destinations although there are a number of historic streets in the City providing a wide range of independent boutiques and restaurants.

Description

The four storey building provides retail accommodation at ground floor and first floors, whilst the 2nd and 3rd floors provide basic storage space.

A significant part of the ground floor is single storey beneath a flat roof, which provides potential for additional development.

The building benefits from vehicular access to the rear, off Malthouse Place.

Accommodation

Floor	Sq M	Sq Ft
Ground Floor Retail	139.35	1,500
Ground Floor Workshop	24.15	260
Ground Floor Store	11.42	123
First Floor Retail	71.72	772
Second Floor Storage	81.75	880
Third Floor Storage	81.75	880
Total	410.14	4,415

Guide Price

Upon Application.

Tenure

Freehold with vacant possession.

Business Rates

Rateable Value £38,000

Rates Payable £18,962

2020/2021 Rates Payable 49.9p in the £

Services

We understand mains services are available or installed at the property. We would confirm that none of the services have been tested however.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

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

VAT

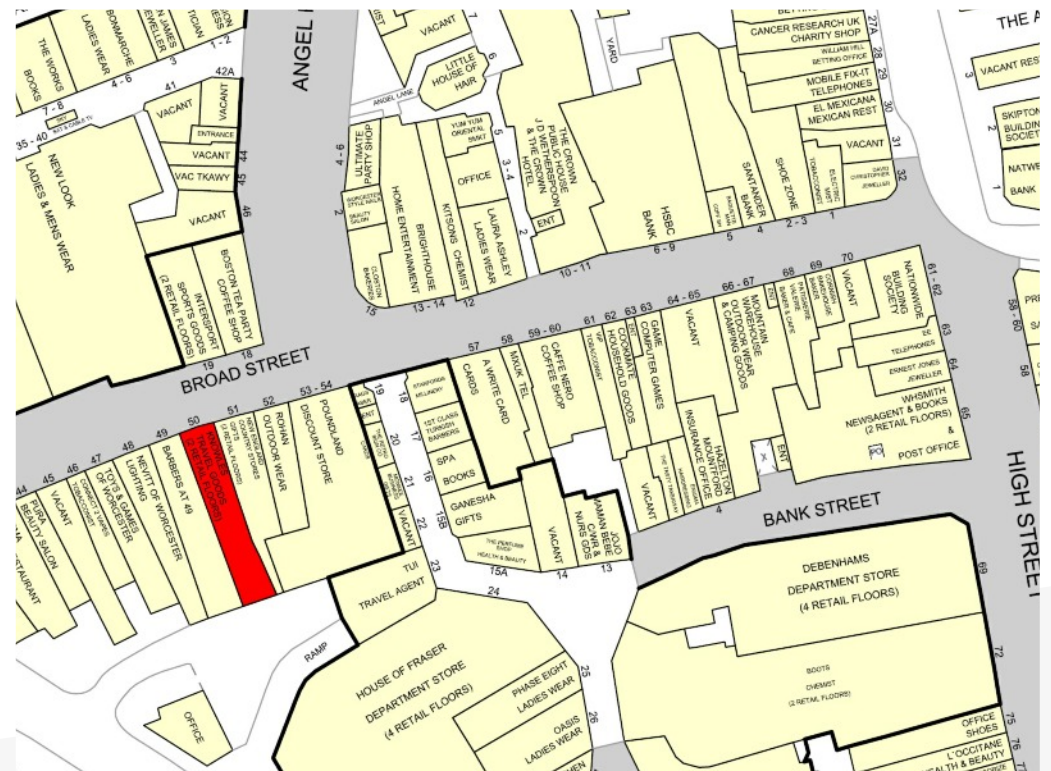
Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

EPC

Energy Performance Rating C.

Viewings

By prior arrangement with the agent.



50 BROAD STREET, WORCESTER



Approximate Travel Distances

Locations

- Junc 7 of the M5 2.6 miles
- Malvern 8.4 miles

Sat Nav Post Code

- WR1 3LR

Nearest Stations

- Foregate Street 0.6 miles

Nearest Airports

- Birmingham Int 37.4 miles



Please Note

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Particulars dated August 2020.

