



Suite 4, 9/10 The Tything, Worcester, WR1 1HD

Self-contained, second floor offices with parking

- 1,035 sq ft (96.2 sq m) NIA
- Situated on the second floor with great views over Sansome Walk
- Self-contained office with a kitchenette and WC
- Two allocated car parking spaces
- Within walking distance of Worcester City Centre and Worcester Foregate Street railway station

# To Let

## Suite 4, 9–10 The Tything, Worcester WR1 1HD

### Location

The property is situated in a prominent position on The Tything which is one of the main arterial roads leading into Worcester city centre from the north, being within one quarter mile of Worcester's main pedestrianised shopping area.

The offices are within walking distance of the city centre, Foregate Street Station and the County Crown Magistrates Courts.



### Description

9–10 The Tything comprises a prominent office that fronts The Tything. The subject suite is located on the second floor and can be accessed via the main and rear entrances. The two allocated car parking spaces are accessed via the rear entrance and off St. Oswald's Road.

Internally the second floor is accessed via a staircase only. The subject office suite is self-contained having a kitchenette and WC facility. The offices look eastwards over Sansome Walk and up towards Rainbow Hill.

Second Floor	1,035 sq ft	96.2 sq m
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### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of C (72).

### Rating Assessment

Rateable Value - £8,700 from April 2023

Should this be your only premises then the property qualifies for full small business rates relief.

### Service Charge

Available on request.

### Guide Rental

£15,000 per annum (exclusive)

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Legal Costs

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



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
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