To Let

GJS Dillon
The Commercial Property Consultants



Ground Floor, 3 King Street, Worcester WR1 2NX

Self-contained commercial premises

- 441 sq ft (41 sq m) ground floor commercial space
- £10,000 per annum
- Flexible usage within Use Class E (Commercial, Business and Service)
- Central Worcester location with excellent local amenities
- 2 car parking spaces to the rear of the property

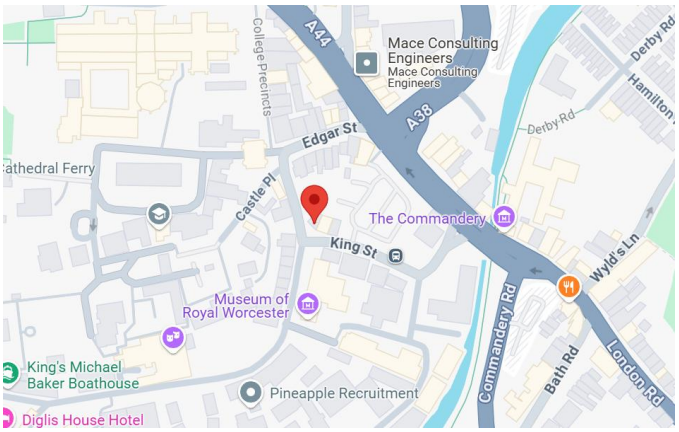
Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

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Location
King Street is close to City Walls Road and Sidbury with good transport links. Close by are the main shopping areas of Worcester city centre and other amenities which are within walking distance. Several public car parks are in the vicinity.

Worcester is a major West Midlands city located approximately 120 miles North West of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford city centre. Motorway access to the city is very good with junctions 6 and 7 of the M5 motorway being within three miles of the city centre giving direct access to the national motorway network.



Description
3 King Street is a centrally located ground floor commercial unit with flexible usage and 2 spaces in the on-site parking. The property comprises a self-contained open plan space with kitchen and toilet facilities.

Ground Floor	441 sq ft	41 sq m
Total	**441 sq ft**	**41 sq m**

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 D (85)
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



Guide Rental
£10,000 per annum

Service Charge
£500.00 per annum – details on request.

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

Rating Assessment
The property has a Rateable Value of - £4,550
If this is your only business premises then it is likely you will qualify for small business rates relief.
Summary valuation - Valuation Office Agency - GOV.UK

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 insitu 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.

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