



**RENT**  
**£10,500**  
(per annum)



**RATEABLE VALUE**  
**£6,000**



**14 Cranham Drive**  
**Worcester, WR4 9PA**

Leasehold | Ground Floor Retail | 947 Sq Ft (87.97 Sq M)



**TO LET**



## Location

The property is located on Cranham Drive, situated only 2.4 miles to the northeast of Worcester city centre. It is located on a prominent parade of retail frontages along Cranham Drive, which sits within an area of predominantly residential use. The established retail and industrial area of Blackpole is located only 1 mile away.

The retail parade is accessible by the Cranham Drive Road to the front, which provides connecting access to Worcester city centre only 2.4 miles to the south and to junction 6 of the M5 only 2.7 miles to the east. Public transport access is also provided, with numerous bus stops found in the surrounding residential area, situated within a short walk.



## Description

The property comprises a mid-terrace, ground floor retail unit with glazed frontage onto the Cranham Drive retail parade.

Internally the property is comprised in the main of an open plan space to the front, with concrete flooring and painted elevations. This main space is divided by a partition wall, with the space behind providing further usable accommodation and WC facilities. To the rear is a store room with exposed brickwork and ceiling, and a double-door to provide access from the back of the property.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground - Retail Area	676	62.82
Storage	271	25.15
<b>Total</b>	<b>947</b>	<b>87.97</b>



## Further information

### Guide Rent

£10,500 per annum exclusive.

### Tenure

The property is available by way of a new internal repairing and insuring lease, to include shop frontage, direct to the landlord.

### Business Rates

Rateable Value: £6,000  
2023/2024 Rates Payable 49.9p in the £.

The tenant may benefit from small business rates relief. The tenant should make enquiries with the local authority to check eligibility.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

EPC rating to be assessed.

### Legal Costs

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

### Insurance

The landlord insures the property and recovers the cost from the tenant..

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

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

### References/Deposit

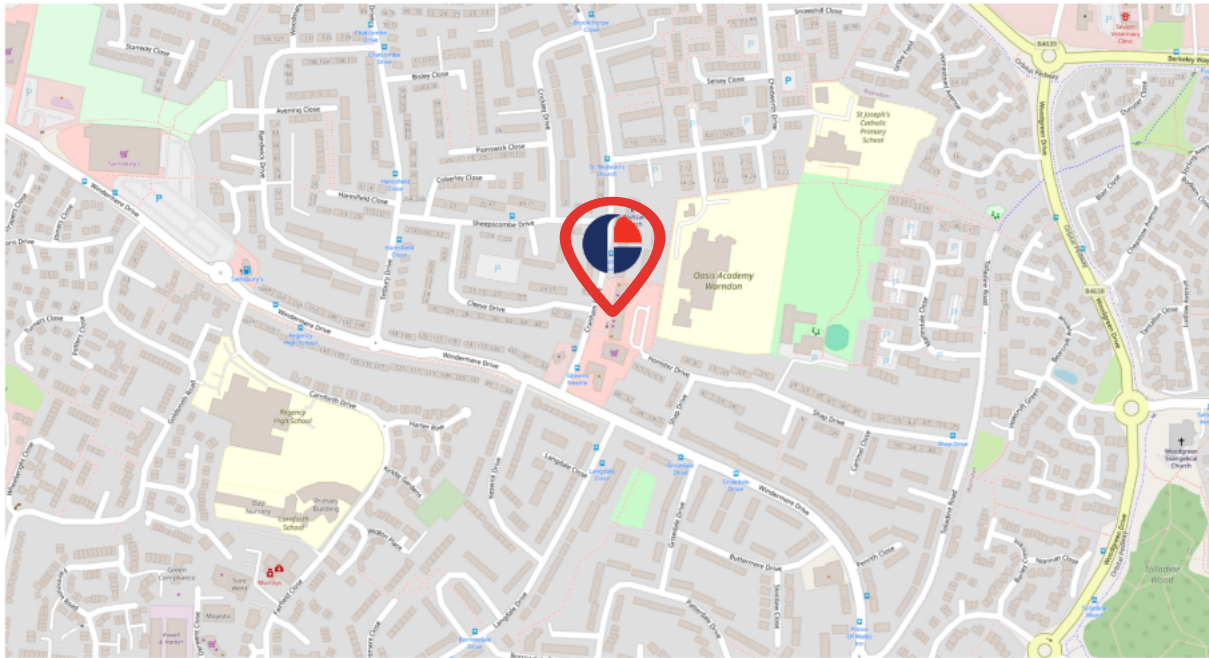
The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### VAT

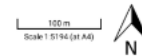
The property is not elected for VAT.



# 14 Cranham Drive, Worcester



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## Approximate Travel Distances



### Locations

- Worcester city centre - 2.4 miles
- Birmingham - 28.0 miles



### Nearest Station

- Worcester Shrubhill - 2.4 miles
- Worcester Foregate - 2.6 miles



### Nearest Airport

- Birmingham International - 33.6 miles



## Viewings



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Particulars dated January 2024. Photographs dated January 2024.