

**fisher
german**

56 The Tything

Worcester, WR1 1JT

Freehold
Retail Investment Opportunity

1,928 Sq Ft (179 Sq M)



For Sale



Key Information



3 Storey
Building



Freehold



Rateable Value
£12,250



EPC Rating
C



Title No
WR164142



City Centre
Location

56 The Tything

1,928 Sq Ft (179 Sq M)

Description

The property comprises a mid-terraced, three storey building currently arranged as a ground floor retail unit with two ancillary floors above. The property is of traditional brick construction, with part brick elevations and a glazed frontage.

The property is subject to a tenancy across all floors and is currently used as a barbers shop with ancillary storage.

Location

The property is located on The Tything, a main arterial route into Worcester city centre. The Tything is a short walk from Worcester Foregate Street train station and the High Street. Surrounding occupiers include a mixture of professional firms, restaurants and local retailers.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	800	74
First Floor	552	51
Second Floor	576	54
Total	1,928	179
Basement	586	54

Locations

Cheltenham: 24.8 miles

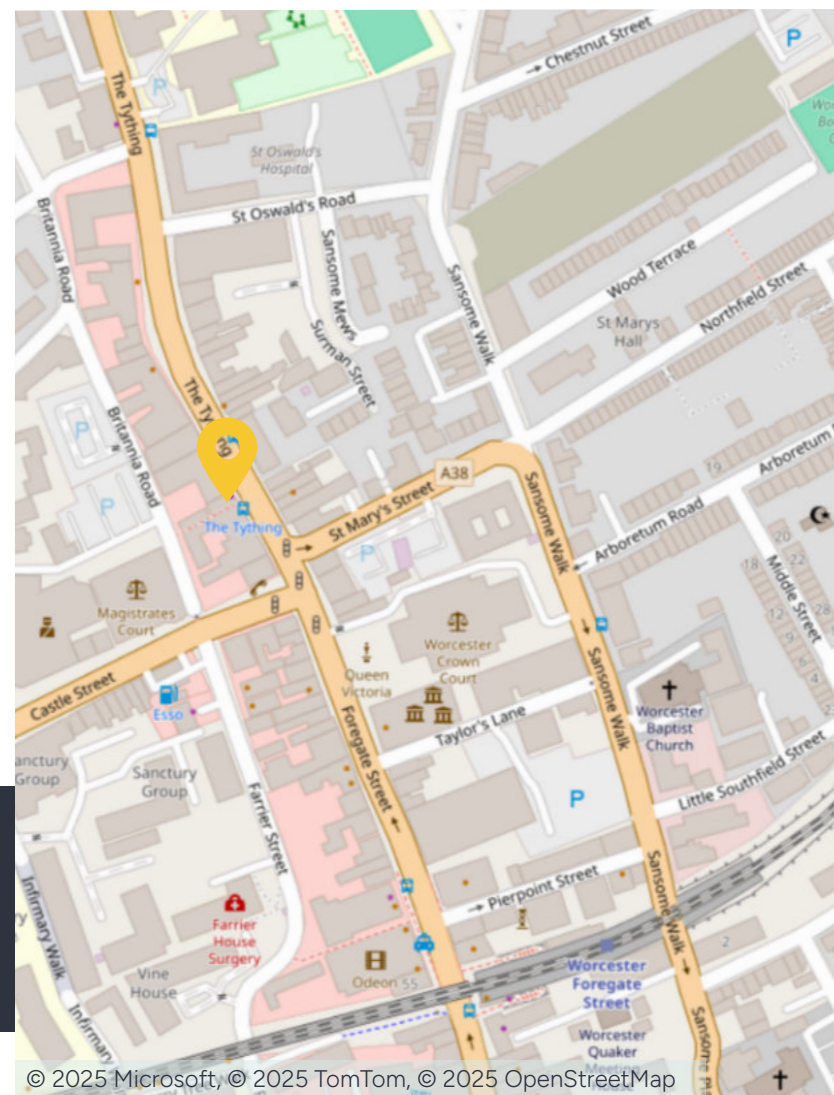
Birmingham: 33.4 miles

Nearest station

Foregate Street: 0.2 miles

Nearest airport

Birmingham International: 37.6 miles



Further information

Tenure

The property is offered on a Freehold basis and will be sold subject to the following existing tenancy on the ground, first and second floors.

Tenant: Barbertown Ltd

Term: 10 years

Commencement Date: 16th July 2021

Rent: £10,500 per annum

Guide Price

We are instructed to sell this Freehold premises (Title No WR164142) - price on application. Subject to Contract.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £12,250

2026/2027 Rates Payable 0.432p in the £.

Services

We understand that mains services are available to the property.

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.

Legal Costs

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

Fixtures & Fittings

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

EPC

The EPC rating is C (expiry June 2036).

Anti Money Laundering

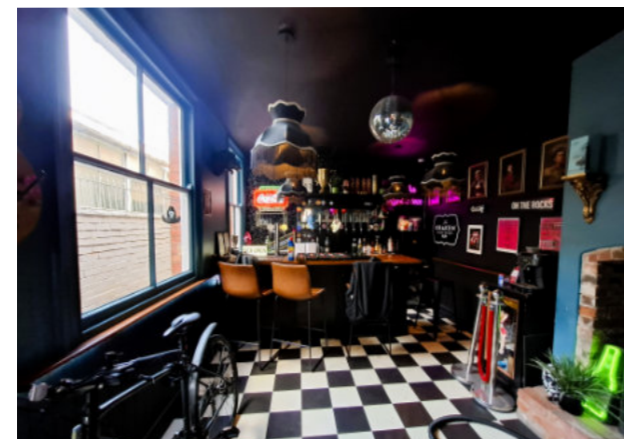
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Sophie Newton

07977 465 882

sophie.newton@fishergerman.co.uk



James Allison

07974 519 507

james.allison@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2026. Photographs dated June 2026.



This brochure is fully recyclable