

Hylton Road Garage

Hylton Road, Worcester, WR2 5JN

Leasehold
MOT Garage/Workshop with Forecourt

3,805 Sq Ft (353.6 Sq M)



To Let



Key information



Rent

£45,000 per annum



Rateable Value

£25,750



EPC Rating

TBC

Hylton Road Garage

3,805 Sq Ft (353.6 Sq M)

Description

The half acre former filling station and garage workshop has been subdivided into two distinct parts.

Half of the site is occupied by E & E Hand Car Wash, whilst the balance of the site is available.

It comprises two interconnecting workshop buildings, presently utilised as a tyre fitting workshop and MOT testing centre.

In addition, the first floor comprises an office and former flat. This has not been utilised for a number of years.

A self contained fenced yard is located to the rear of the buildings and the property also has exclusive use of the front parking/display area, with access on to Hylton Road.

Location

The property is situated in a highly visible and prominent location fronting Hylton Road (A443) on the western side of Worcester City Centre, overlooking the River Severn and adjacent to Criplegate Park. All vehicular traffic entering Worcester City Centre from the West via the Severn Bridge must pass the site via Hylton Road.

New Road, home to Worcestershire County Cricket Club and Premier Inn is nearby, together with Hylton Road Retail Park, McDonald's, the University of Worcester Arena and the University Campus, all of which are within walking distance.

Worcester is a Cathedral City with a population of just over 100,000, on the banks of the River Severn. The city has a thriving and expanding University, a first class cricket team, a picturesque racecourse adjacent to the River Severn, and an active arts scene. It has an excellent retail, restaurant and café offering with the CrownGate Shopping Centre and 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.

Locations

Birmingham: 34.2 miles

Bristol: 64.3 miles

Nearest station

Foregate Street: 1.5 miles

Nearest airport

Birmingham International: 41 miles

Accommodation

Description	Sq Ft	Sq M
Ground Floor	3,805	353.6
First Floor Office & Flat	-	-



Further information

Rent

£45,000 per annum.

Tenure

The property is available to let on a new lease on terms to be agreed.

Planning

The property has planning for "use as a car repair workshop and MOT testing centre (Use Class B2) and associated works".

Business Rates

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

Rateable Value: £25,750.

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 letting.

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

To be confirmed.

Anti Money Laundering

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

VAT

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

Viewings

Strictly by prior arrangement with the sole agents.



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Hylton Road Garage

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated June 2025.



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