

**fisher
german**

22-24 Pump Street

Worcester, WR1 2QY

Freehold/Leasehold
City Centre Retail Premises

2,129 Sq Ft (197.78 Sq M)



For Sale | £300,000 | (May Let)



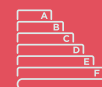
Key information



Guide Price
£300,000



Rateable Value
£19,000 from 1st
April 2026



EPC Rating
D

22-24 Pump Street

2,129 Sq Ft (197.78 Sq M)

Description

The property comprises a mid-terraced retail unit with ancillary accommodation above. The property is a three-storey terraced building with full height brick elevations surmounted by a flat roof and a glazed shop front. Internally the premises benefits from a main retail space that has been configured to provide a retail area to the front which extends to the lower ground floor. On the first and second floor, there are additional areas along with staff facilities and storage.

Location

The Property is located in Worcester city centre. The city benefits from excellent road and rail communications being situated 3 miles west of the M5 motorway served to the north by junction 6 and to the south by junction 7. Rail services to London and Paddington are available in approximately 2 hours from Foregate Street and Shrub Hill. Major facilities include the Crown Gate Shopping Centre and the Cathedral Plaza.

Accommodation

Description	Sq Ft	Sq M
Lower Ground - Salon	460	42.73
Ground - Salon	495	46.00
Salon	88	8.18
Mezzanine	273	25.37
Staff Area	634	58.91
Storage	161	14.93
Total	2,129	197.78

Locations

Malvern: 10 miles

Tewkesbury: 17.5 miles

Birmingham: 30.2 miles

Nearest station

Foregate Street: 0.5 miles

Nearest airport

Birmingham International: 34.4 miles



Further information

Tenure

The property is available on a freehold basis, subject to vacant possession or by way of a full repairing and insuring lease on terms to be agreed.

Guide Price

£300,000.

Guide Rent

£30,000 per annum.

Business Rates

Business Rates for the property are assessed as follows:

Rateable Value: £19,000 from 1st April 2026.
2026/2027 Rates Payable 43.2p in the £.

Services

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

EPC

The EPC rating is D.

References/Deposit

The successful purchaser/tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

Legal Costs

The purchaser/tenant will be pay a contribution of £500 plus VAT towards the landlord legal costs.

Fixtures & Fittings

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

Anti Money Laundering

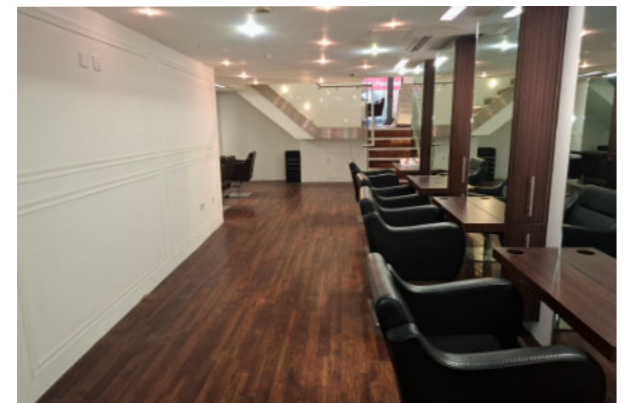
The successful purchaser/tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

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

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Particulars dated February 2026. Photographs dated February 2026.



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