

For Sale

GJS | Dillon

The Commercial Property Consultants



20 The Shambles, Worcester, WR1 2RA

Freehold City Centre Commercial Premises

- 2,513 sq ft (233.46 sq m)
- Prominent city centre location
- Currently let at £21,000 per annum until June 2026
- Property arranged over basement, ground, first and second floor
- Walking distance to Worcester Rail Stations

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

20 The Shambles, Worcester, WR1 2RA

Location

The property is prominently located on The Shambles, a pedestrianised shopping street just off Worcester High Street, in a highly visible and well-trafficked position. The area is home to a mix of national and independent occupiers, with nearby retailers including Greggs, The Works, Waterstones and Marks & Spencer. Worcester's main shopping destinations, Crowngate Shopping Centre and Cathedral Square are both within a short walking distance.

Worcester is a well-connected cathedral city with a strong retail and leisure offering, a growing population, and two mainline railway stations (Worcester Foregate Street and Shrub Hill) both within walking distance. The M5 motorway is easily accessible via Junctions 6 and 7, providing strong connectivity to Birmingham, Cheltenham and the wider Midlands.

Description

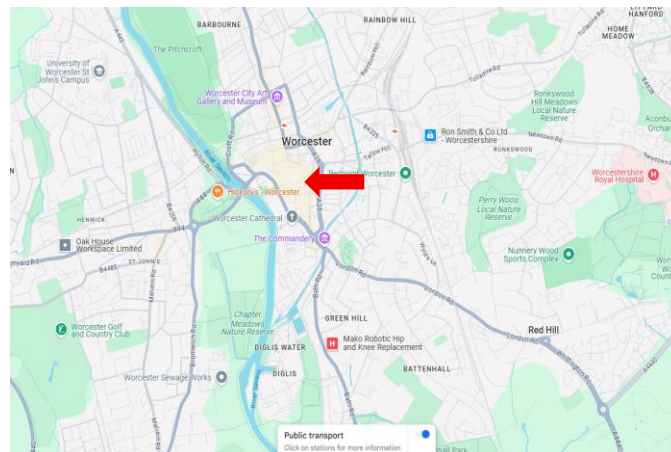
20 The Shambles comprises a mid-terraced retail unit arranged over basement, ground, first and second floors, situated within a traditional parade in the heart of Worcester city centre. The ground floor features an open-plan retail area with a suspended ceiling, LED lighting, air conditioning and a glazed shopfront.

To the rear of the ground floor are ancillary areas, with a kitchen and WC located on the first floor. The upper parts are accessed via an internal staircase and include further ancillary space. The unit may suit a variety of occupiers or could offer potential for alternative uses or refurbishment, subject to the necessary consents.

Basement	352 sq ft	32.70 sq m
Ground Floor	635 sq ft	58.99 sq m
First Floor	780 sq ft	72.46 sq m
Second Floor	747 sq ft	69.40 sq m
Total	2,513 sq ft	233.46 sq m

Energy Performance Certificate (EPC)

The property has an energy performance rating of C (60)



Guide Price

£275,000 for the freehold

Tenure

The property is available freehold

Current Tenancy Information

The property is being sold subject to the existing lease to Hothouse Design Limited, who occupy the premises on a full repairing and insuring lease expiring on 10th June 2026. The current passing rent is £21,000 per annum.

VAT

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

Rating Assessment

Rateable Value - £18,750

[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 in situ 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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