



5 Fish Street, Worcester WR1 2HN

Three Storey City Centre Commercial Property

- 460 sq ft (42.75 sq m)
- Prominent city centre location
- Display windows to the front
- Walking distance to Worcester Railway stations
- Close to central Worcester car parks

Viewing and further information: call us on **01905 676169**
www.GJSdillon.co.uk

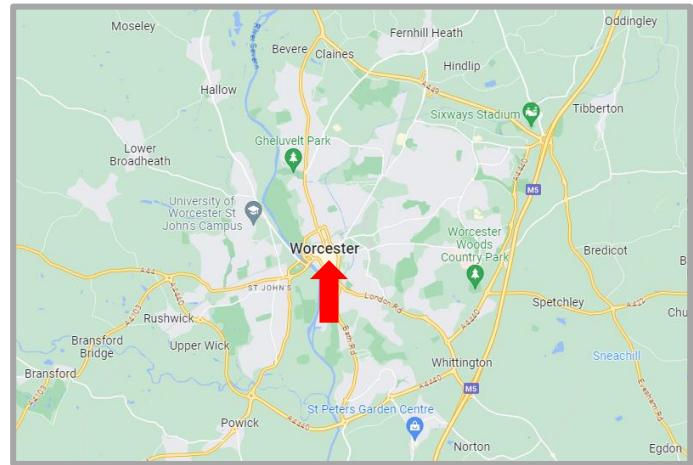
To Let

5 Fish Street, Worcester WR1 2HN

Location

Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, which lies adjacent to the subject property with Junction 7 being approximately one and a half miles drive south. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.



Description

5 Fish Street is a compact three-storey property of traditional construction, prominently located on Fish Street. The building offers a mix of retail and office/studio accommodation with a self-contained entrance leading to the upper floors.

The ground floor provides an open-plan retail space ideal for boutique retailers or creative businesses seeking a central location. The first floor and second floor offer additional workspace, consisting of rooms suitable for offices, studios, or other small business uses.

The property is highly adaptable and can accommodate a variety of occupiers. Its central location, alongside flexible usage options, makes it an attractive proposition for businesses seeking affordable, multifunctional space in Worcester city centre.

Ground Floor	113 sq ft	11.12 sq m
First Floor	175 sq ft	21.23 sq m
Second Floor	172 sq ft	16.00 sq m
Total Floor Area	460 sq ft	42.75 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property benefits from an EPC rating of D (89), indicating reasonable energy efficiency.

Guide Rental
£10,000 per annum exclusive

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 – £4,900

[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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The Commercial Property Consultants

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changing the way commercial property is perceived in our region

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