Worcestershire WR1 2RE

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

Worcestershire WR1 2RE





Property Information

Freehold Retail Investment

- Comprises two adjoining shops
- One shop let to tenant trading as Celly's Hairstyle International
- Lease expires June 2026 (subject to option)
- Tenant break option not exercised in June 2021
- Adjoining shop let on licence from October 2023 (2)
- Prominent City Centre location, close to The Guildhall of Worcester
- Nearby retailers include Marks & Spencer (opposite rear entrance), Tesco Express, Boots the Chemist, Superdrug, Caffè Nero, Costa Coffee and WHSmith

Lot Auction

41 2nd November 2023

Rent Status £38,500 per Annum Exclusive Available

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Sector Auction Venue

High Street Retail Live Streamed Auction

Location

Miles 22 miles south west of Birmingham, 22 miles north of Gloucester

Roads A38, A44, I

Rail Worcester Foregate Street, Worcester Shrub Hill

Air Birmingham Airport

Situation

The property is prominently situated on the pedestrianised The Shambles, which runs parallel to High Street, where The Guildhall of Worcester and Cathedral Square Shopping Centre are located. Nearby retailers include Marks & Spencer, Tesco Express, Boots the Chemist, Superdrug, Caffè Nero, Costa Coffee and WHSmith.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises two shops, each arranged on the ground, first and second floors

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIME

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
31 The Shambles	Ground First Second	Retail/Ancillary Ancillary Ancillary	77.11 42.73 22.76	(830) (460) (245)	G. ONAY (t/a Cellys Hairstyle International)	10 years from 24/06/2016	£29,500
32 The Shambles	Ground First Second	Retail/Ancillary Ancillary Ancillary	93.83	(1,010) - -	ZOMATO LIMITED	Licence from 10/10/2023 at £750 pcm (2)	£9,000
Total			236.43	(2,545)			£38,500

⁽¹⁾ Celly's Hairstyle International are a chain of High Street hair salons that trade from over 41 stores across the UK (www.cellys.co.uk)

⁽²⁾ Let by way of a licence to an I-Repair shop at £750 pcm plus VAT with a mutual break clause after 3 months exercisable on one month's notice. The tenant is due to take occupation shortly.

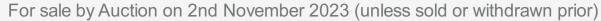
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Contacts

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