

lot 4

10 Broad Street & 2-5 Crown Passage  
Worcester, Worcestershire WR1 3LL

Rent  
£236,000  
per annum  
exclusive

Freehold Public House and Retail  
Investment in Prime City Centre  
Location

- Tenants include JD Wetherspoon plc and Laura Ashley Limited
- Includes vacant possession of two retail units
- Prominent position on pedestrianised retail pitch
- Situated opposite the Crowngate Shopping Centre
- Nearby occupiers include HSBC, Specsavers, Game Station and Evans
- Six Week Completion Period Available



On instructions from Sarah  
Rayment and Shay Bannon of  
BDO LLP as Joint LPA Receivers





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View from Crown Passage

**Location**

Miles: 25 miles south of Birmingham  
50 miles north of Bristol  
20 miles north-east of Hereford

Roads: A44 London Road, M5 (Junctions 6 and 7)

Rail: Worcester Foregate Street Railway Station

Air: Birmingham International Airport

**Situation**

The property is situated in a Conservation Area in a prominent position on the north side of the pedestrianised Broad Street in Worcester's central retailing area. Crowngate Shopping Centre is situated opposite housing retailers such as House of Fraser and Boots the Chemist. Other nearby occupiers include HSBC, Specsavers, Game Station and Evans.

**Description**

The property, an attractive Grade 2 Listed building, comprises a substantial public house and three retail units with ancillary office and residential accommodation. Part of the upper floors extends over Crown Passage.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Note**

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
10 Broad Street	Basement	Ancillary	168.24 sq m (1,811 sq ft)	<b>JD WETHERSPOON PLC (1) (t/a The Crown)</b>	30 years from and including 25/12/2003 (2)	£170,000	25/12/2013 and five yearly (24/12/2033)
	Ground	Public House	526.37 sq m (5,666 sq ft)				
	First	Ancillary	344.38 sq m (3,707 sq ft)				
	Second	Ancillary	149.76 sq m (1,612 sq ft)				
2 Crown Passage	Ground	Retail	118.50 sq m (1,274 sq ft)	<b>LAURA ASHLEY LIMITED (3)</b>	3 years from and including 16/07/2010 (4)	£66,000	(15/07/2013)
	First	Retail	115.38 sq m (1,242 sq ft)				
	First	Ancillary	17.74 sq m (191 sq ft)				
	Second	Office	11.15 sq m (120 sq ft)				
3-4 Crown Passage	Ground	Retail	78.13 sq m (841 sq ft)	<b>VACANT POSSESSION</b>			
	First	Ancillary	32.98 sq m (355 sq ft)				
	Second	Residential	Not Measured Not Measured				
5 Crown Passage	Ground	Retail	60.01 sq m (646 sq ft)	<b>VACANT POSSESSION</b>			
	First	Ancillary	17.09 sq m (184 sq ft)				
<b>Totals</b>			<b>1,639.70 sq m (17,649 sq ft)</b>			<b>£236,000</b>	

(1) For the year ending 25th July 2010, JD Wetherspoon plc reported a turnover of £996,327,000 pre-tax profits of £60,458,000 and a total net worth of £155,441,000. (Source: www.riskdisk.com 06/06/2011)  
(2) There is a tenant only option to determine on 25th December 2018, following 6 months' written notice. (3) For the year ending 30th January 2010, Laura Ashley Limited reported a turnover of £262,278,000, pre-tax profits of £20,588,000 and a net worth of £65,995,000. (Source: www.riskdisk.com 06/06/2011) (4) There is a tenant only option to determine on 16th January 2012, following 6 months' written notice.

**For further details please contact:****Jo Cordrey**

Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
Email: jo.cordrey@acuitus.co.uk

**Gwen Thomas**

Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.  
Email: gwen.thomas@acuitus.co.uk

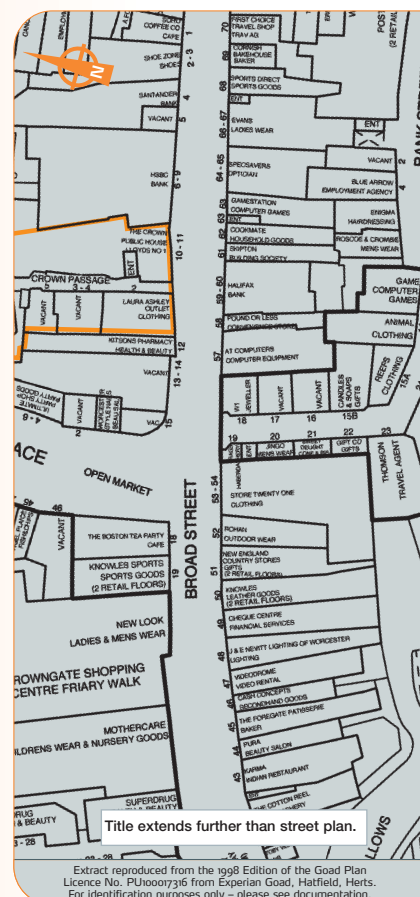
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:****CMS Cameron McKenna LLP**

Mitre House, 160 Aldersgate Street,  
London EC1A 4DD.

Tel: +44 (0)20 7367 3206 Fax: +44 (0)20 7367 2000.

Email: shreya.patel@cms-cmck.com  
Ref: Shreya Patel.



Title extends further than street plan.

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