

9 Angel Mall, Angel Place, Worcester, Worcestershire WR1 3QN

Freehold Restaurant Investment

Lot 60

£45,000 per annum
exclusive



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews |
|--------------|------------|-------------------------------|--|---|----------------|--------------------------|
| Ground | Restaurant | 539 sq m (5,800 sq ft) | INDIVIDUAL t/a U Canteen Chinese Restaurant | 15 years from 01 /08/2017 (1) on a full repairing and insuring lease. | £45,000 (2) | 2022 and 5 yearly (1) |
| Total | | 539 sq m (5,800 sq ft) | | | £45,000 | |

(1) Tenant option to break 31/07/2020 upon 6 months' prior notice. If break option not exercised, rent increases to £48,000 per annum.
(2) Rent deposit of £11,250 held.

Key Details

- Prominent city centre corner location
- Adjacent to Bus Station and Crowngate Shopping Centre
- 200 metres from Worcester University City Campus adjacent to a public house and a nightclub
- Lease expires 2032 (1)

Location

Miles: 24 miles north of Cheltenham
26 miles south-west of Birmingham
34 miles south-west of Royal Leamington Spa
56 miles north-west of Oxford
Roads: A44, A440, A449, M5 (Junction 7)
Rail: Worcester Foregate Street Railway Station
Worcester Shrub Hill Railway Station
Air: Birmingham International Airport

Situation

Worcester, a cathedral and university city with a population of approximately 100,000, is located on the River Severn 24 miles north of Cheltenham, 26 miles south of Birmingham, 34 miles south-west of Royal Leamington Spa and 50 miles north of Bristol. The city benefits from good rail and road links. The property is situated in a prominent city centre corner location, Worcester bus station is located close by, with Foregate Street Railway Station located 200 metres to the north and Worcester Racecourse some 400 metres to the west. The property is located on Angel Place at its junction with Angel Street, overlooking the pedestrianised Angel Place. Nearby occupiers include Vision Express, Ryman, Betfred and McDonald's. The property is adjacent to a public house and a nightclub.

Description

The property comprises a ground floor restaurant with dining area, kitchen and WCs.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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