

# Lot 4, 32 & 33 High Street, Worcester, Worcestershire WR1 2QL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Prime Freehold Retail Investment with Additional Development Opportunity

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

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## Property Information

### Prime Freehold Retail Investment with Additional Development Opportunity

- Shop on High Street and separate rear building
- Shop let until 2032 (subject to option)
- Redevelopment Potential (subject to consents)
- Prominent Location in City Centre opposite The Guildhall
- Nearby occupiers include Marks and Spencer, Primark, Costa, Fat Face, Tesco Express, Boots and TK Maxx

**Lot** 4  
**Auction** 18th May 2023

**Rent**  
£35,000 per Annum Exclusive  
plus vacant rear building

**Sector**  
High Street  
Retail/Residential/Development

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 22 miles south west of Birmingham, 22 miles north of Gloucester,  
**Roads** A44, A38, M5  
**Rail** Worcester Foregate Street, Worcester Shrub Hill  
**Air** Birmingham Airport

### Situation

Worcester is an historic cathedral city and county town of Worcestershire. The property is prominently situated in the centre of High Street directly opposite The Guildhall of Worcester. The high street is a busy and popular shopping and dining destination with the Worcester Street Market, Crowngate Shopping Centre and Cathedral Square Shopping Centre. Other nearby occupiers include Marks and Spencer, Primark, Costa, Fat Face, Tesco Express, Boots and TK Maxx.

### Tenure

Freehold.

### Description

The property comprises 2 buildings. The first, fronting High Street comprises a ground floor shop together with ancillary accommodation on the first and second floors and unused accommodation on the third floor. The sale also includes a vacant building to the rear, accessed via an entrance fronting High Street, arranged over basement, ground, first and second floors. There is currently no access to the basement, first and second floors.

The vacant rear building, 32 High Street, may be suitable for redevelopment subject to the necessary consents.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
33 High Street	Ground First Second Third	Retail/Ancillary Ancillary Ancillary Disused	54.34 58.99 41.80 55.10	(585) (635) (450) (593)	ISMART RETAIL LIMITED t/a Ismart (1)	10 years from 21/12/2022 (2) (3)	£35,000	21/12/2027
32 High Street (Rear Building)	Basement/Ground/First/Second	Former Commercial	294.73 (4)	(3,172) (4)	VACANT POSSESSION	-	-	-
<b>Total Approximate Floor Area</b>			<b>504.96</b>	<b>(5,435)</b>			<b>£35,000</b>	

(1) iSmart was founded in 2015 specialising in express repair of tablets, laptops, macbooks, Xbox and Playstation (iSmart Worcester).

(2) The lease provides for a tenant option to determine the lease on 20/12/2027.

(3) The lease provides for a half rent period until 20/09/2023. The Seller will pay to the Buyer the rent that would have been due from completion of the sale until the end of the half rent period.

(4) The areas stated for 32 High Street (rear building) are Gross Internal Areas (GIA).

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## Contacts

### Acuitus

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Cripps LLP**  
Number 22, Mount Ephraim  
Tunbridge Wells  
Kent  
TN4 8AS

**Alison Spender**  
+44 (0)1892 506 048  
[Alison.Spender@cripps.co.uk](mailto:Alison.Spender@cripps.co.uk)

**Elliott Denton**  
01892506255  
[elliott.denton@cripps.co.uk](mailto:elliott.denton@cripps.co.uk)

### Associate Auctioneers

**Metis Real Estate**  
Northern Assurance Buildings  
9-21 Princess St,  
Manchester  
M2 4DN

**Nick McAllester**  
0161 806 0866  
[nmcallester@metisrealestate.com](mailto:nmcallester@metisrealestate.com)

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