

# Lot 41, 31 & 32 The Shambles, Worcester, Worcestershire WR1 2RE

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



# Lot 41, 31 & 32 The Shambles, Worcester,

## Worcestershire WR1 2RE

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### 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

41

#### Auction

2nd November 2023

#### Rent

£38,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

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

##### Roads

A38, A44, M5

##### 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

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### Tenancy & Accommodation

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

(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](http://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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September 2020