

**Lot 39, 16 The Shambles, Worcester,
Worcestershire WR1 2RA**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to The Entertainer (Amersham) Limited
- Recently completed 5-year lease extension from February 2025 (No breaks)
- Large shop - approximately 4,926 sq ft (457.63 sq m)
- Adjacent to Marks & Spencer and close to Tesco Express, Boots the Chemist, Superdrug, Caffè Nero, Costa, Waterstones and WHSmith
- Prominent pedestrianised City Centre location, close to The Guildhall of Worcester
-

Lot 39 **Auction** 25th September 2024

Rent
£85,000 per Annum Exclusive
reducing to £53,200 p.a.x. on 01/02/2025 (2)

Sector High Street Retail **Status** Available

Auction Venue
Live Streamed Auction

Location

Miles 22 miles south west of Birmingham, 22 miles north of Gloucester
Roads A38, A44, M5 (Junction 7)
Rail Worcester Foregate Street, Worcester Shrub Hill
Air Birmingham Airport

Situation

The property is prominently situated on the west side of the pedestrianised The Shambles, which runs parallel to High Street, where The Guildhall of Worcester and Cathedral Square Shopping Centre are located. Marks & Spencer is adjacent to the subject property with nearby retailers including Tesco Express, Boots the Chemist, Superdrug, Caffè Nero, Costa, Waterstones and WHSmith.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a large shop arranged on the ground and first floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	358.45 99.18	(3,858) (1,068)	THE ENTERTAINER (AMERSHAM) LIMITED (1) (t/a The Entertainer)	10 years from 01/02/2015 with a recently extended 5-year lease expiring on 31/01/2030 (2)	£85,000
Total		457.63	(4,926)			£85,000 reducing to £53,200 on 01/02/2025 (2)

(1) For the year ending 28th January 2023, The Entertainer (Amersham) Limited reported a turnover of £220,747,000, a pre-tax profit of £7,653,000 and a net worth of £46,213,000 (www.northrow.com)

(2) The property is currently let on a lease expiring on 31/01/2025 at a rent of £85,000 p.a. The lease has recently been extended for a further term of 5 years from 01/02/2025, without break, at a reduced rent of £53,200 p.a.x. The extended lease from 01/02/2025 is let on full repairing & insuring terms, subject to a schedule of condition.

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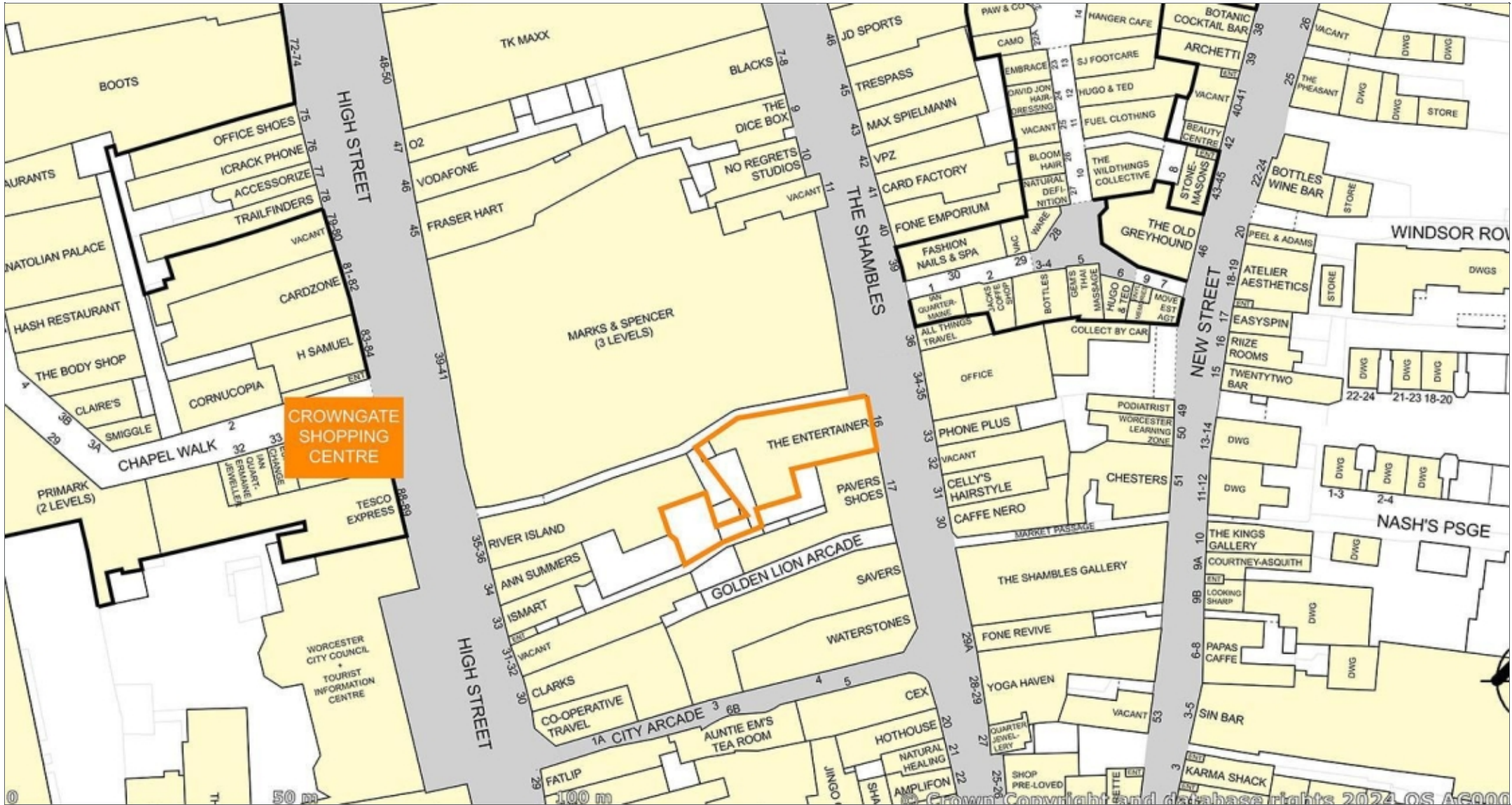
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2024