

Lot 12, 42 The Shambles, Worcester, Worcestershire WR1 2RE

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Retail Investment with Vacant Upper Floors

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Vacant Upper Floors

- Ground floor shop let until November 2029
- November 2024 break option not exercised
- Vacant upper floors with change of use potential (subject to consents)
- Opposite Marks and Spencer and close to JD Sports, Waterstones, Caffe Nero and The Entertainer

Lot

12

Auction

13th February 2025

Rent

£24,000 per Annum Exclusive
plus vacant upper floors

Sector

High Street Retail, Development

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 east side of the pedestrianised The Shambles, which runs parallel to High Street, where The Guildhall of Worcester and Cathedral Square Shopping Centre are located. Nearby occupiers include Marks and Spencer, JD Sports, Waterstones, Caffe Nero and The Entertainer.

Tenure

Freehold.

EPC

D92

Description

The property comprises a ground floor shop together with vacant accommodation on the first and second floors. The upper floors may be suitable for change of use subject to obtaining the necessary consents.

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	Retail	91.51	(985)	CCHG LIMITED t/a VPZ (1)	10 years from 01/11/2019	£24,000
First Second	Ancillary Ancillary	37.16 39.58	(400) (426)	VACANT	-	-
Total		168.25	(1,811)			£24,000

(1) VPZ is one of the UK's leading vape stores with over 170 locations (www.vpz.co.uk).

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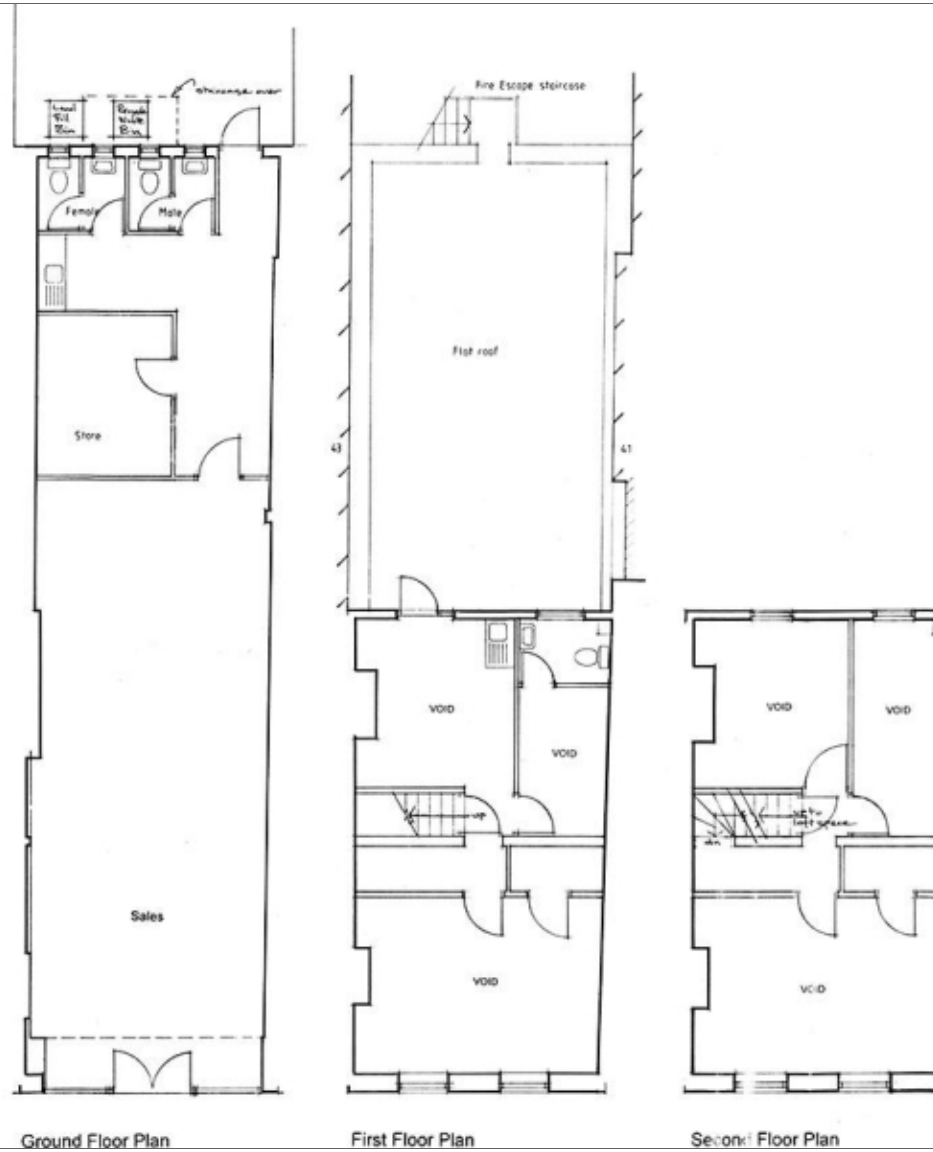


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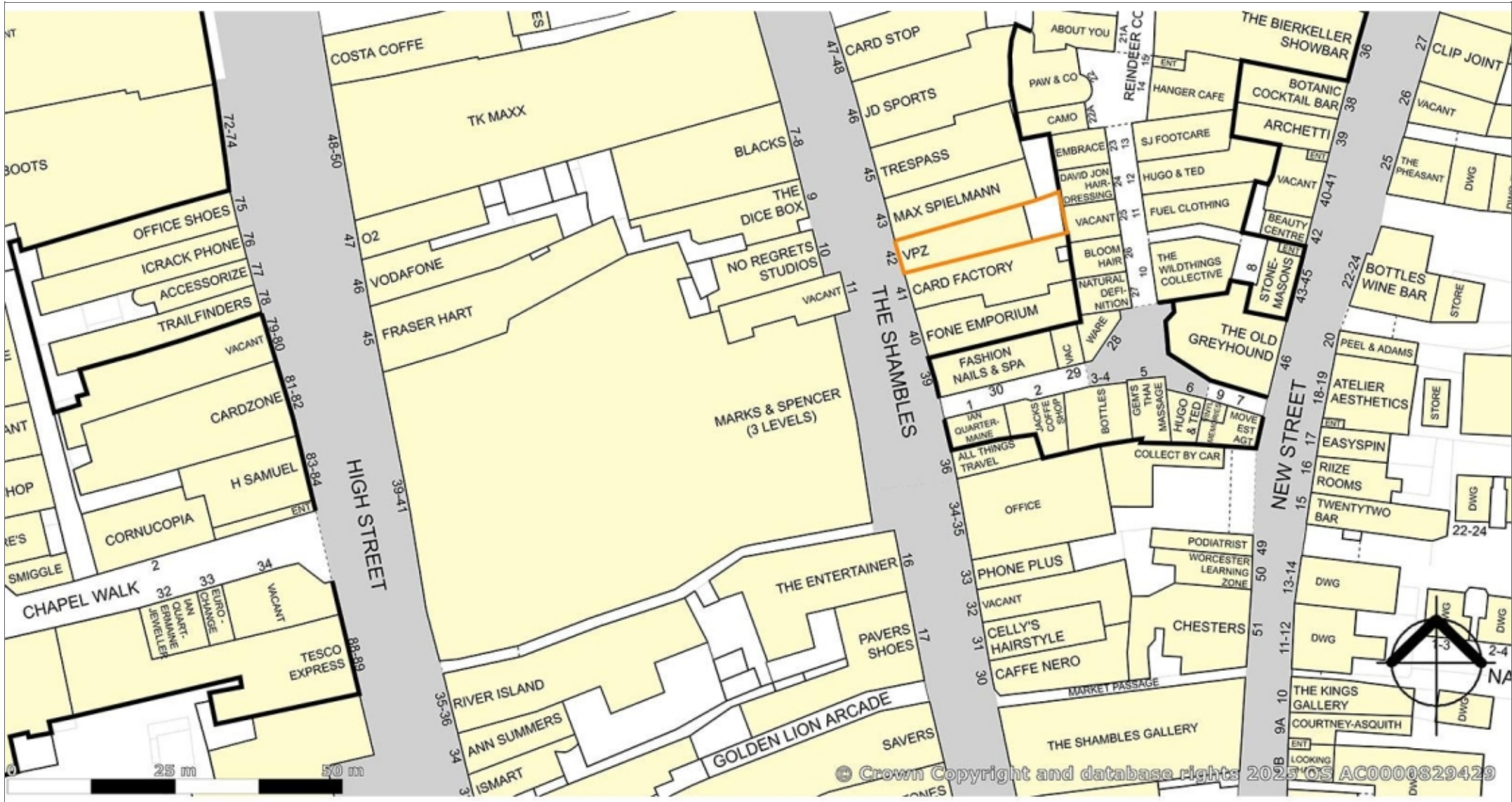
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2024