

# **TO LET**

**A Shop Unit** within this busy business sector just on the northern side of the City situate and known as:

**45, THE TYTHING**

**WORCESTER**

**WR1 1JT**

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A shop unit suitable for a variety of applications situated in The Tything just beyond Foregate Street on the northern side of the city and within a busy trading area. There is a variety of businesses in the immediate vicinity including MFG Solicitors, Thursfields Solicitors and Whatley Weston & Fox Solicitors, restaurants, inns, and various retail outlets.

The Tything has the advantage of (albeit time-limited) roadway parking facilities and easy access into the city centre which is but one quarter mile away (approx.).

## **45, THE TYTHING**

### **Retail Area: 14' x 20' (280 sq ft)**

To include wide window frontage and entrance door, window display plinth, fluorescent lighting and ample power outlets. Possible to division.

### **Office / Stock Room: 9'x 8' (72 sq ft).**

To include stairway intrusion.

### **Kitchenette**

To be provided and with usual facilities.

### **W.C.**

To be provided and with usual facilities.

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### **Background**

The property has traded as a Hardware Store until very recently and by the freeholder. A new lease is therefore to be created upon agreed terms although the following information is offered for guidance purposes.

### **The Lease:**

Perhaps a five year lease with a break clause and rent review after the initial three year period. This is beneficially an 'internal maintaining and decorating' lease only (as opposed to the more onerous 'full repairing' lease).

### **The Rent:**

A rent of £7000 p.a. is sought with rent payable quarterly in advance on the usual business quarter days, (the rent does **not** attract VAT).

### **Rent-Free Period**

The landlord may be willing to offer a short rent-free period at the beginning of the lease and possibly at the beginning of the second period (year four).

### **Services**

Mains Services Electricity, Water and Drainage are connected.

### **Viewing:**

By arrangement through the Agents (Tel: 01905- 27272).

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