



Tenure

Freehold.

Location

The popular cathedral and university city of Worcester is located on the banks of the River Severn some 25 miles south of Birmingham, 50 miles north of Bristol and 20 miles north-east of Hereford, and benefits from strong rail and road links.

The property is well located in the city centre on the pedestrianised High Street, being situated between two entrances to the Crowngate Shopping Centre, where occupiers include House of Fraser, Primark, Carluccio's and Gourmet Burger Kitchen.

Other occupiers close by include Marks & Spencer and O2 (both opposite), Boots, L'Occitane (adjacent), Debenhams, WH Smith, River Island, HMV and Costa, amongst many other national retailers.

Trailfinders are due to open next door to the subject property.

Description

This Grade II listed property is arranged on ground and three upper floors to provide a ground floor shop with ancillary storage and staff accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.30 m	(14' 2")
Net Frontage	3.80 m	(12' 6")
Shop Depth	14.65 m	(48' 1")
Built Depth	17.80 m	(58' 5")
Ground Floor	59.30 sq m	(638 sq ft)
First Floor	35.20 sq m	(379 sq ft)
Second Floor	45.90 sq m	(494 sq ft)
Third Floor	25 sq m	(269 sq ft)
Total	165.40 sq m	(1,780 sq ft)

Tenancy

The entire property is at present let to ACCESSORIZE LIMITED, guaranteed by Monsoon Accessorize Limited, for a term of 10 years from 21st February 2017 at a current rent of £52,000 per annum. The lease provides for an upwards only rent review in the fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's break option in the fifth year of the term. (1)

Tenant Information

Website Address: www.uk.accessorize.com

For the year ended 27th August 2016, Monsoon Accessorize Limited reported a turnover of £392.299m, a pre-tax profit of -£3.368m, shareholders' funds of £16.338m and a net worth of £16.332m. (Source: riskdisk.com 20.12.2017.)

Both Accessorize Limited and Monsoon Accessorize Limited are wholly owned subsidiaries of Drillgreat Limited.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsp.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsp.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 79 Worcester**.

Worcester

77 High Street

Worcestershire

WR1 2ET

- **Well Located Grade II Listed Freehold Shop Investment**
- Let to Accessorize Ltd with guarantor on a lease expiring in 2027 (1)
- Situated between two entrances to The Crowngate Shopping Centre
- Occupiers close by include House of Fraser, Primark, Debenhams, Boots and Marks & Spencer
- Rent Review 2022
- Current Rent Reserved
£52,000 pa

SIX WEEK COMPLETION AVAILABLE

