



### 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 on the east side of The Shambles, a pedestrianised street which forms part of Worcester's principal retailing area.

Occupiers close by include Marks & Spencer, TK MAXX (opposite), JD Sports (adjacent), Argos, Greggs, Vodafone, Blacks and Sony amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation arranged over first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	8.6 m	(28' 3")
Net Frontage	7.3 m	(23' 11")
Shop Depth	19.5 m	(63' 11")
Built Depth	20.5 m	(67' 3")
First Floor	48 sq m	(517 sq ft)
Second Floor	65 sq m	(700 sq ft)

### Tenancy

The entire property is at present let to JS BANNER, AE BANNER & TF BANNER (t/a Card Stop) for a term of 10 years from

3rd September 2014 at a current rent of £45,000 per annum (1).

The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) There is a fixed rental increase to £50,000 p.a on 3rd February 2017. The vendor will top up the rent to £50,000 p.a from completion until February 2017.

(2) There is a tenant's option to determine on 2nd February 2017, subject to 6 months' notice and a payment of £11,250 + VAT.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Worcester

### 47-48 The Shambles

### Worcestershire

### WR1 2RE

- **Freehold Shop Investment**
- Entirely let on a lease expiring in 2024 (2)
- Pedestrianised town centre location close to Marks & Spencer and opposite TK Maxx
- No VAT applicable
- Rent review 2019
- Current Rent Reserved  
**£50,000 pa<sup>(1)</sup>**

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

**CBRE**

**SIX WEEK COMPLETION AVAILABLE**

