

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

TWO STOREY BEAUTY PREMISES



**22-24 PUMP STREET,
WORCESTER, WR1 2QY**

218 – 608 SQ FT (20.3 – 56.5 SQ M)

- FLEXIBLE TERMS
- MAIN ROAD FRONTAGE
- EXISTING BUSINESS NOT AFFECTED
- LOWER GROUND & FIRST FLOOR ONLY

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Pump Street within a parade of shops occupied by other local independent retailers. The main High Street is approximately 0.5 miles from the premises. The property has good transport links such as Worcester Shrub Hill train station and Worcester Foregate train station.

DESCRIPTION

The property is a three storey terraced building with full height brick elevations surmounted by a flat roof and a glazed shop front. Internally the premises benefit from tiled flooring, plastered and painted walls and fluorescent strip lighting. Kitchen and WC facilities are available at the premises.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Lower Ground Floor	390	36.2	£10,000
First Floor	218	20.3	£8,500
TOTAL	608	56.5	

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 use.

Interested parties should contact Worcester City Council Planning Department on 01905 763763.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a rental basis, subject to contract. Terms to be agreed. Full details can be found in the accommodation table above.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £19,000. Rates payable will be in the region of £9,481.00 per annum.

Interested parties are advised to make their own enquiries to Worcester City Council on 0300 4560560.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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