

TO LET



GROUND FLOOR PREMISES

45-47 & 49-51 OMBERSLEY STREET, DROITWICH, WR9 8QS



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£19,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £12,750

Rates Payable 2018-2019: £6,120

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 121 (Band E). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for 2018/19 is £875.80.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

LOCATION

The premises are well located within an established parade adjacent to Worcestershire Careers Association and Robert Ellis Opticians. Nearby is the modern purpose-built Droitwich Medical Centre, Police Station, Ladbrokes, Subway, Dominos, Hair By Imad, etc.

DESCRIPTION

The premises formerly traded as Lifestyle Convenience Store and will comprise a double fronted ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	37'2"	11.3 m
SHOP DEPTH	30'5"	9.3 m
NET SALES AREA	810 sq ft	75 sq m
REAR STAFF/STORAGE	50 sq ft	5 sq m
TOTAL GROUND FLOOR AREA	860 sq ft	80 sq m
TOILET		

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