

**fisher
german**

22-24 Pump Street

Worcester, WR1 2QY

Leasehold
City Centre Retail Premises

2,129 Sq Ft (197.78 Sq M)



To Let | £30,000 pa



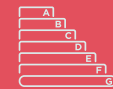
Key information



Guide Rent
£30,000 per annum
exclusive



Rateable Value
£19,000 from 1st
April 2026



EPC Rating
D

22-24 Pump Street

2,129 Sq Ft (197.78 Sq M)

Description

The property comprises a mid-terraced retail unit with ancillary accommodation above. 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 benefits from a main retail space that has been configured to provide a retail area to the front which extends to the lower ground floor. On the first and second floor, there are additional areas along with staff facilities and storage.

Location

The Property is located in Worcester city centre. The city benefits from excellent road and rail communications being situated 3 miles west of the M5 motorway served to the north by junction 6 and to the south by junction 7. Rail services to London and Paddington are available in approximately 2 hours from Foregate Street and Shrub Hill. Major facilities include the Crown Gate Shopping Centre and the Cathedral Plaza.

Accommodation

Description	Sq Ft	Sq M
Lower Ground - Salon	460	42.73
Ground - Salon	495	46.00
Salon	88	8.18
Mezzanine	273	25.37
Staff Area	634	58.91
Storage	161	14.93
Total	2,129	197.78

Locations

Malvern: 10 miles
Tewkesbury: 17.5 miles
Birmingham: 30.2 miles

Nearest station

Foregate Street: 0.5 miles

Nearest airport

Birmingham International: 34.4 miles



Further information

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Guide Rent

£30,000 per annum exclusive.

Business Rates

Business Rates for the property are assessed as follows:

Rateable Value: £19,000 from 1st April 2026.
2026/2027 Rates Payable 43.2p in the £.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is D.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

Legal Costs

The tenant will be pay a contribution of £500 plus VAT towards the landlord legal costs.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

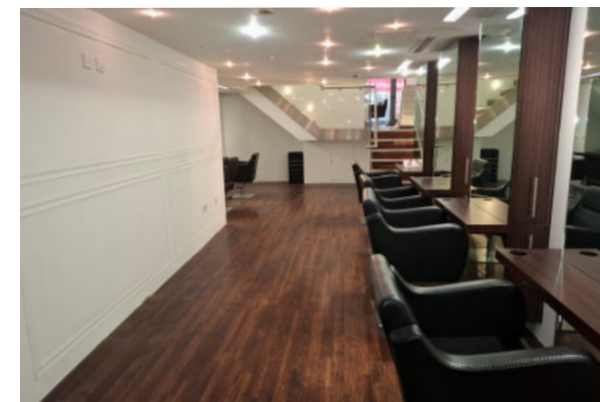
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

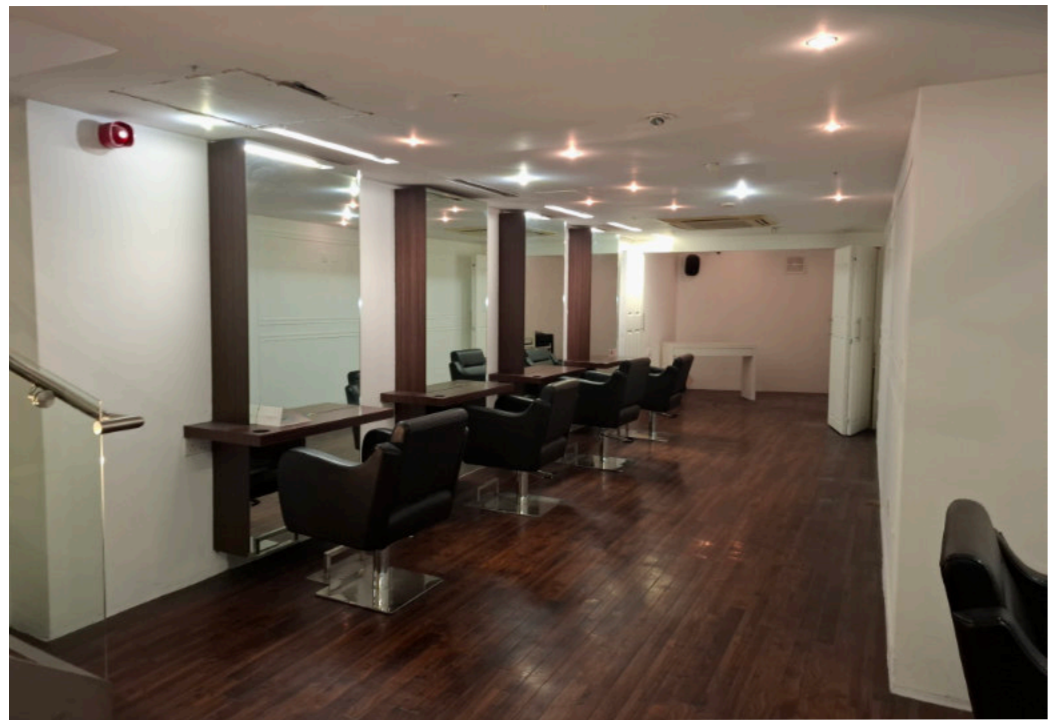
VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the sole agents.





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton

01905 728 444

sophie.newton@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2026. Photographs dated February 2026.



This brochure is fully recyclable