



## Location

The property is located in the heart of Worcester City Centre, close to the Cathedral.

College Street is adjacent to the Cathedral Square development which offers an array of Restaurants and Leisure offering including Miller & Carter, Five Guys, Cosy Club and Mr Mulligans Golf along with a host of independent operators such as Retroids. /p

## Accommodation

Ground Floor	1,427 sq ft	132.62 sq m
<b>Total</b>	<b>1,427 sq ft</b>	<b>132.62 sq m</b>

## Lease Term

The property is available by way of a new Fully Repairing and Insuring lease for a term of years to be agreed.

## Rent

On application.

## Rates

Rateable Value	£12,250
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## Service Charge

£4,270.72

## Costs

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

## VAT

VAT will be payable on all costs.

## Energy Performance Certificate

TBC

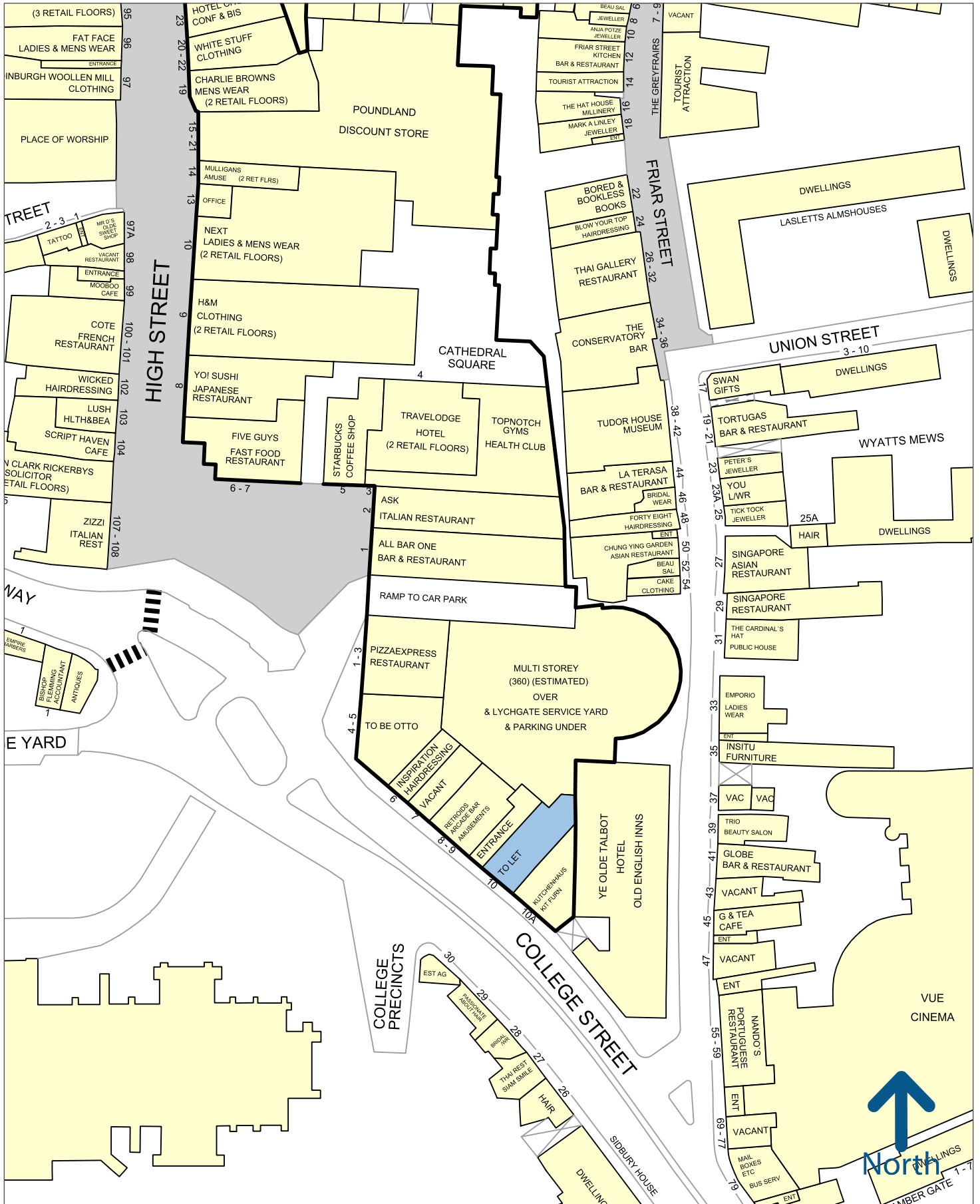
## Viewing

Viewings are to be arranged in advance via Sole Agents KLM Real Estate.

## Contact

Dominic Brady  
+44 (0)7584 025 810  
[dbrady@klm-re.com](mailto:dbrady@klm-re.com)

James Williamson  
+44 (0)7587 353 434  
[jwilliamson@klm-re.com](mailto:jwilliamson@klm-re.com)



50 metres

Experian Goad Plan Created: 15/04/2025  
Created By: Kitchen LaFrenais Morgan