

To Let

7 Old Street, Upton-Upon-Severn, Worcester, Worcestershire, WR8 0HN



£11,000 per annum



1,248 Sq Ft / 115.94 sq m



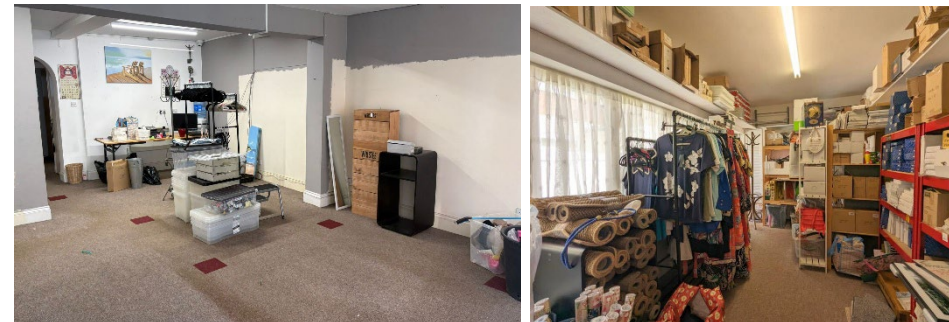
A prominently positioned Grade II listed retail unit offering excellent visibility and strong footfall. The ground floor provides a well-configured commercial space comprising a main shop area with an attractive double frontage and a rear showroom, ideal for a range of uses (subject to consent). The layout benefits from good depth, natural light, and a practical trading configuration.



In addition, useful basement ancillary storage, enhancing operational efficiency. The unit will be presented in clean, lettable condition, allowing incoming tenants to adapt the space to their specific requirements. Overall, the property represents a rare opportunity to secure a prominent and versatile premises within a popular market town known for its strong tourism and seasonal trade.



Low occupational cost Class E premises benefiting from potential Small Business Rates Relief.



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Location

The property is centrally located in the historic riverside town of Upton upon Severn, known for its vibrant community, independent shops, and popular festivals. Positioned on Old Street, it benefits from excellent visibility and footfall, making it ideal for retail use, while also enjoying a charming residential setting. The town lies close to Worcester and Malvern, with convenient road links via the A38 and M5 motorway, providing access to the wider Midlands region.

Terms & Tenure

The property is available to let on new terms to be agreed at a rental of £11,000 per annum exclusive.

EPC

The EPC rating for the property is C

Accommodation

Ground Floor Shop & Rear Showroom	963 sq ft
Basement	285 sq ft
Total	1,248 sq ft

Rates

Rateable Value £6,700. Qualifying occupiers may benefit from Small Business Rates Relief, potentially resulting in no business rates being payable. Interested parties should make their own enquiries with Malvern Hills District Council."

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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