

# BAR / RESTAURANT OPPORTUNITY



**LEISURE UNIT TO LET  
FREEHOLD AVAILABLE**

**Angel Mall  
Angel Place  
Worcester  
WR1 3QT**

- Suitable for a variety of uses:  
Retail / Bar / Restaurant
- Class E planning consent



## LOCATION

Worcester is a historic cathedral city, with a population of just over 100,000 people. It is located approximately 29 miles south west of Birmingham, 28 miles north of Cheltenham and 27 miles west of Stratford upon Avon.

The property is adjacent to the City's Bus & Coach Station and a 750 space Multi Storey Car Park located above the Friary Walk Shopping Centre. The Friary Walk Shopping Centre is host to a number of multiple retail users including Vision Express, New Look and The Works amongst others. Two of the City's main nightclubs are located opposite, as well as a number of pubs, cafes and food outlets.

The property is located directly opposite the new Scala Theatre, an £18 million government-funded, multi-purpose arts and cultural venue scheduled to open in Autumn 2026. The project will feature a theatre stage, cinema, and community workshop space. The property's south facing forecourt will have a front row to all the proposed open air performances and festivals. This development is expected to enhance the surrounding area and significantly contribute to the city's entertainment and cultural offer.

## DESCRIPTION

The property comprises a prominent period character unit, currently configured as a bar and competitive gaming venue. In addition to the main retail area, the accommodation includes ladies' and gents' WCs, a beer cellar and a fully fitted kitchen, benefiting from 3-phase electricity and an upgraded gas supply. The first floor offers ancillary/office accommodation with potential for further extension. The property also benefits from an existing license for outdoor seating fronting onto Angel Place.

## RENT

£75,000 pax

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed subject to vacant possession.

## FREEHOLD

A freehold sale may also be considered. Price upon application.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

A copy of the energy performance certificate is available on request.

## ACCOMODATION

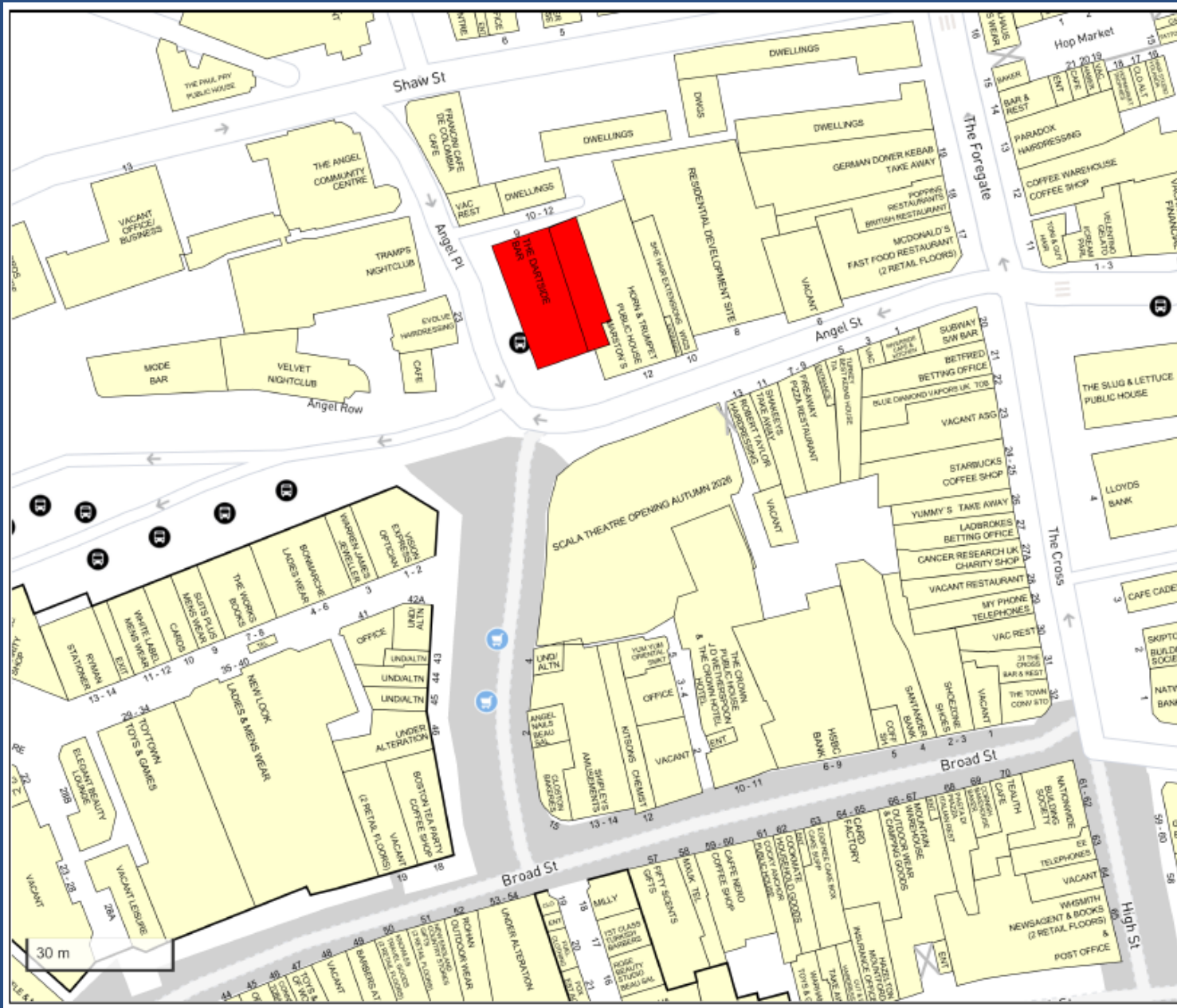
The property comprises a prominent corner retail unit arranged as retail on the ground floor with first floor ancillary accommodation fronting onto Angel Street with a return frontage to Angel Place. The premises provide the following approximate gross internal areas:

Ground Floor Sales	5,089 sq. ft
First Floor Ancillary	230 sq. ft

## BUSINESS RATES

Rateable Value (2026)	£55,000
Rates Payable (2026)	£30,525

This information is for guidance only. Interested parties are advised to verify figures with the local authority.



[www.bwdretail.co.uk](http://www.bwdretail.co.uk)

## Further Information

For further information or to arrange a viewing please contact:

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