

TO LET



GROUND FLOOR PREMISES 57 FOREGATE STREET, WORCESTER, WR1 1DX



LOCATION

The premises are located in Worcester City Centre directly opposite Foregate Street station adjacent to the new arches walkway connecting Foregate Street to the riverside. Nearby occupiers include **Tesco Express, CJ Hole, JNCTN, Odeon Cinema, Arden Estate Agents** etc.

ACCOMMODATION

The premises comprise a ground floor property with a small basement.

The property is Grade 2 listed- entry number 1389823.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	14'10"	4.5 m
TOTAL DEPTH	114'10"	35.0 m
GROSS GROUND FLOOR AREA	2,000 sq ft	186 sq
BASEMENT		

RESTRICTIONS ON USE

The Landlord is seeking proposals only from existing established businesses.

LEASE

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

RENTAL

£27,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £17,000. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

The tenant will be responsible for a contribution of **50%** of the cost of the building insurance for the whole building and repairs to the main structure, main roof, gutters etc.
The tenant will be directly responsible for all internal repairs in addition to the shop front and ground floor flat roof.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 42 (**Band B**). A copy of the certificate is available upon request.

VAT & LEGAL COSTS

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Main Area Video – <https://youtu.be/btwgQGgQSu8>

Staff Area Video - <https://youtu.be/MoYs78nL24o>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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