

TO LET



GROUND FLOOR FORMER RESTAURANT 19 THE FOREGATE, WORCESTER, WR1 3QF



LOCATION

The premises are well located in Worcester City Centre close to the Cross. The former **Red Leaf Buffet Restaurant** is immediately adjacent to **Poppin's Restaurant** and close to **McDonalds, Subway, Starbucks** and **Foregate St Railway Station**.

DESCRIPTION

These large premises were formerly occupied by a former restaurant.

ACCOMMODATION

Approximate internal areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (front)	19'6"	5.9 m
TOTAL DEPTH	121'6"	37.0 m
NET GROUND FLOOR AREA	3,300 sq ft	306 sq m
Male, Female and Disabled toilet facilities		

BASEMENT

STORAGE/PREPARATION AREA	990 sq ft	92 sq m
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LEASE

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

RENTAL

£47,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£60,000**.

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of **85 (Band D)**. A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video – <https://youtu.be/HQpH9aaogWo>

Internal Video - <https://youtu.be/Tu8dhz6NIJE>

VIEWINGS

Strictly by prior appointment with: -
AMT Commercial on **01527 821 111**

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