

TO LET



GROUND FLOOR SHOP UNIT 7 FOREGATE STREET, WORCESTER, WR1 1DB



LOCATION

The premises are well located in Worcester City centre being immediately adjacent to **Tesco Express** and **Waylands Yard**.

The property is close to **Foregate Street railway station**, **Sainsbury's local**, **A Plan insurance**, **Connells** etc.

DESCRIPTION

The premises comprise a large ground floor retail unit previously **Coral Bookmakers**

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	13'10"	4.2 m
NET GROUND FLOOR AREA	965 sq ft	90 sq m

THERE ARE 3 SEPARATE TOILET FACILITIES
BASEMENT NOT INSPECTED

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

£20,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £15,750

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be available shortly.

SERVICE CHARGE & INSURANCE

The tenant of the ground floor and basement will be responsible for 33% of the cost of the service charge and building insurance for the whole building.

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/sEBppxKfIRo>

Internal Video - <https://youtu.be/IIHeh4V6SZIM>

VIEWINGS

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

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