

# 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**, **Sainsburys 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

The premises has a rating of 73 (Band C). A copy of the certificate is available upon request.

### 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/sEBppxKflRo>

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

### VIEWINGS

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

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