

TO LET



GROUND FLOOR PREMISES 55 FOREGATE STREET, WORCESTER, WR1 1DX



LOCATION

The premises were formerly occupied by Taylors Estate Agents and are located adjacent to **Craft Inn**. The property is directly opposite **Foregate Street train station** and close to **Tesco Express, Odeon Cinema, Grounded Kitchen, Arden Estate Agents** etc.

During 2024, the Council will be demolishing 56 Foregate Street on the other side of the viaduct in the final phase of The Arches project, creating a new pedestrian & cycle way from Foregate Street to the river.

ACCOMMODATION

The premises comprise a ground floor lock up property. Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	15'1"	4.6 m
TOTAL DEPTH	70'0"	21.3 m
TOTAL GROSS GROUND FLOOR AREA	800 sq ft	74 sq m

LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years. The lease will be contracted out of the Landlord & Tenant Act 1954.

RENTAL

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £10,750. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance will be approximately £200 per annum.
Service charge will be approximately £2,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of **71 (Band C)**. A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Internal Video – https://youtu.be/aEU2k_aWZFc

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.