

TO LET



GROUND FLOOR PREMISES-FORMER CRAFT INN 54 FOREGATE STREET, WORCESTER, WR1 1DX



LOCATION

The premises are located in Worcester City Centre directly opposite Foregate Street station and in close proximity to the new arches walkway connecting Foregate Street to the riverside. The premises will benefit from a link walkway via an arch at the rear of the premises.

ACCOMMODATION

The premises comprise a ground floor lock up property that was previously occupied by the Craft Inn to include a large external area with seating at the rear.

PLANNING CONSENT

Planning permission for use as a 'craft beer /organic wine lounge bar and coffee room 'was given on 5th June 2020. Please refer to planning application: **20/00251/FUL** - Worcester City Council.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	10'6"	3.2 m
TOTAL DEPTH	68'10"	21.0 m
GROSS FLOOR AREA	760 sq ft	70.6 sq m

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.

RESTRICTIONS ON USE

The Landlord is Worcester City Council and is seeking proposals that will complement the growing new uses of nearby arches for café, restaurant, bar & creative businesses which the Council and its partners have promoted. For guidance mini market, hot food takeaway, vape and nail bars will not be considered suitable.

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

£18,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £9,000. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance and service charge will be approximately £2,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of **62 (Band C)**. 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:

Internal Video – <https://youtu.be/awKw-oWrijf>

Rear Area - <https://youtu.be/vCm5m3mzMv4>

VIEWING

By arrangement with AMT Commercial on 01527 821 111