



Unit 4, 37 Gresham Road
Dines Green, Worcester, WR2 5QR



TO LET - UNIT 4, 37 GRESHAM ROAD, DINES GREEN



Unit 4, 37 Gresham Road, Dines Green, Worcester, WR2 5QR



Retail premises in prominent location

- 1,104 sq ft (102.60 sq m)
- Situated in substantial residential area
- A1 Retail Premises
- Excellent display frontage
- Other retailers nearby include Co-op, Age UK, tanning studio, Chinese takeaway, door showroom and a community cafe.



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Approximate Travel Distances



Locations

- Worcester City Centre 2.7 miles
- Malvern 8.0 miles

Sat Nav Post Code

- WR2 5QR

Location

Dines Green is a substantial residential area located to the western side of the City of Worcester. The area is in close proximity to the southern bypass which provides links to Malvern, Hereford and the national motorway network at Junction 7 of the M5. Access to the City Centre is via St Johns and the City bridge over the River Severn.

Description

The property is a ground floor corner retail unit with excellent glazed return frontage onto Gresham Road.

Internally the property comprises an open plan layout. Further space is available to the rear by way of a storage room, kitchen and w/c.

Externally, car parking is available to the rear of the property.

Accommodation	Sq M	Sq Ft
Ground Floor Retail	102.60	1,104



Nearest Stations

- Foregate Street 2.6 miles



Nearest Airports

- Birmingham Int 40.5 miles

Tenure

The property is available to let by way of a new formal business lease for a term of years to be negotiated, subject to satisfactory references.

Guide Rental

£8,000 per annum exclusive.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £7,500*
Rates Payable £3,682.50

2019/2020 Rates Payable 49.1p in the £

*The incoming Tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Services

We understand that mains services are available to the property, namely mains water, electricity and mains drainage.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

EPC

Energy Performance Rating C.

References/Deposit

The successful Tenant will need to provide a satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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