



66 Foregate Street,
Worcester, WR1 1DX

TO LET - 66 FOREGATE STREET, WORCESTER



**66 Foregate Street, Worcester,
WR1 1DX**



Open plan ground floor retail/office premises

- 592 sq ft (55 sq m)
- Retail premises with street frontage
- Close to Worcester City Centre
- Located on main arterial road



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Approximate Travel Distances



Locations

- Birmingham 31.7 miles
- Cheltenham 24.5 miles

Sat Nav Post Code

- WR1 1DX

Location

Worcester is an historic cathedral city in the south-west midlands and is the administrative hub in Worcestershire. It is located approximately 25 miles south west of Birmingham and is well served by both road and rail links, being junction 6 and 7 of the M5 motorway and two mainline train stations.

The property is located in Foregate Street in Worcester City Centre, in close proximity to Foregate Street Train Station and a short distance from The High Street. Foregate Street is home to a number of professional service businesses; estate agents, insurance brokers, recruitment agencies together with a number of restaurant and coffee shops.

Description

The property provides open plan shop ground floor accommodation with frontage to Foregate Street and Shaw Street.

W/c facilities are provided to the first floor.



Nearest Stations

- Foregate Street Train Station



Nearest Airports

- Birmingham Int 37.2 miles

Accommodation

Description	Sq M	Sq Ft
Retail area	55	592

Guide Rental

£16,000 per annum exclusive

Tenure

The property is available to let on a new effective full repairing and insuring Lease.

Business Rates

To be reassessed upon occupation.

2019/2020 Rates Payable 49.1p in the £

Services

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

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.

Legal Costs

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

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.

EPC

Energy Performance Rating D.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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