

To Let

GJS | Dillon

The Commercial Property Consultants



63 Foregate Street, Worcester WR1 1DX

Ground Floor Office / Retail Accommodation

- 560 sq ft (52.02 sq m) NIA
- Prominent City Centre Location
- One allocated car parking space
- Display window to the front elevation
- Good transport links –
adjacent to Worcester Foregate Street Train Station

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

To Let

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Location

The property is situated in a prominent position fronting Foregate Street (being adjacent Foregate Street Railway Station) close to the City Centre. Foregate Street is one of the main arterial routes leading out of Worcester city centre from the north, in an area that is synonymous with Estate Agents, Letting Agents and Recruitment Agents providing easy walking access into Worcester's main pedestrianised High Street shopping area.

Worcester is a major West Midlands city located 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access to the city is very good with Junction 7 of the M5 motorway being within three miles of the city centre giving direct access to the national motorway network.

Description

The accommodation on offer is situated over the ground floor only and comprises a mixture of open plan space, meeting rooms and a reception area. The internal configuration can be adapted to suit an occupier's requirement, subject to approval. This good quality space is highly visible being set behind a glazed frontage, which fronts a popular retail thoroughfare; linking Worcester High Street with the railway station.

In addition to the front sales/office space, the unit offers ancillary accommodation to the rear by way of WC facilities and a kitchenette. There is also direct access to a communal rear courtyard, where a single car parking space is allocated to the unit.

Total Area NIA 52.02 sq m 560 sq ft

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

Guide Rental

£16,850 per annum exclusive

Service Charge

TBC

VAT

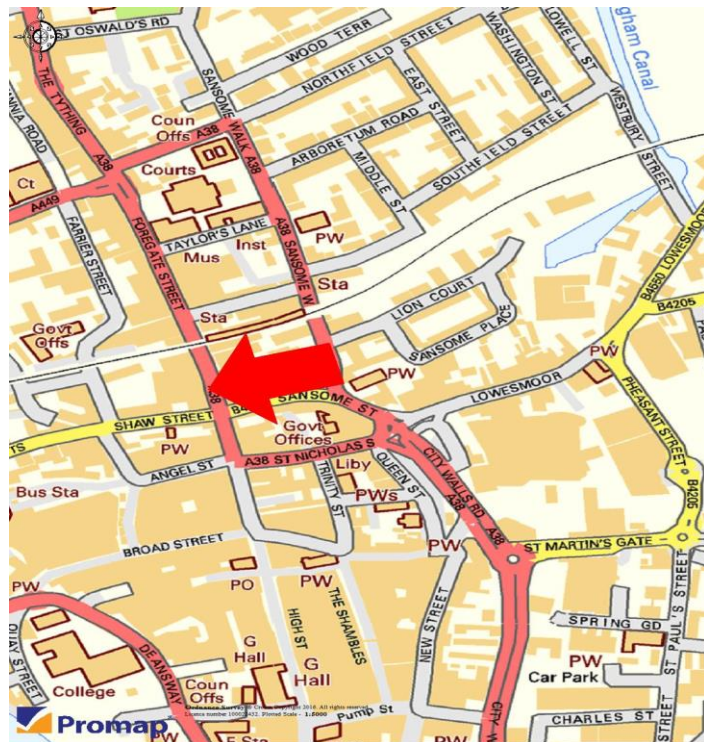
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value 2018/19 - £17,500

Legal Costs

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



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

