



16 The Foregate
Worcester

TO LET - 16 THE FOREGATE



16 The Foregate, Worcester, WR1 3QD



Retail/Restaurant Premises in the heart of Worcester City Centre.

- 1,450 sq ft (135 sq m)
- Extremely prominent City Centre location
- A1 or A3 use
- Walking distance to Worcester Foregate Street Train Station and High Street



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Retail/Restaurant premises in the heart of the City Centre

Location

The property is located on The Foregate in Worcester City Centre, a short distance from Foregate Street Train Station and the High Street.

It is situated in a very prominent corner location at the junction of Foregate Street, Sansome Street and Shaw Street.

Description

16 The Foregate comprises a ground floor retail/restaurant premises with further retail space and storage to the basement.

It forms part of the well known Hopmarket which is home to a number of independent retailers within an attractive courtyard setting.

This is probably the most prominent unit within The Hopmarket, due to its corner position.

Accommodation

Floor	Sq M	Sq Ft
Ground	56	600
Basement		
Retail Area	34	363
Store	45	487
Total	135	1,450

The store could be easily converted to provide additional retail space.

Guide Rental

£19,500 per annum exclusive.

Tenure

The property is available to let by way of a new lease on terms to be agreed.

The Lease is to be on an effective Full Repairing and Insuring basis.

Service Charge

A Service Charge is levied on all of the occupiers of the Hopmarket to cover the costs of the services provided by the Landlord to the common areas.

Insurance

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

Business Rates

Rateable Value £17,500
Rates Payable £8,400

2018/2019 Rates Payable 48p in the £.

Services

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

EPC

To be confirmed.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Money Laundering

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

Legal Costs

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

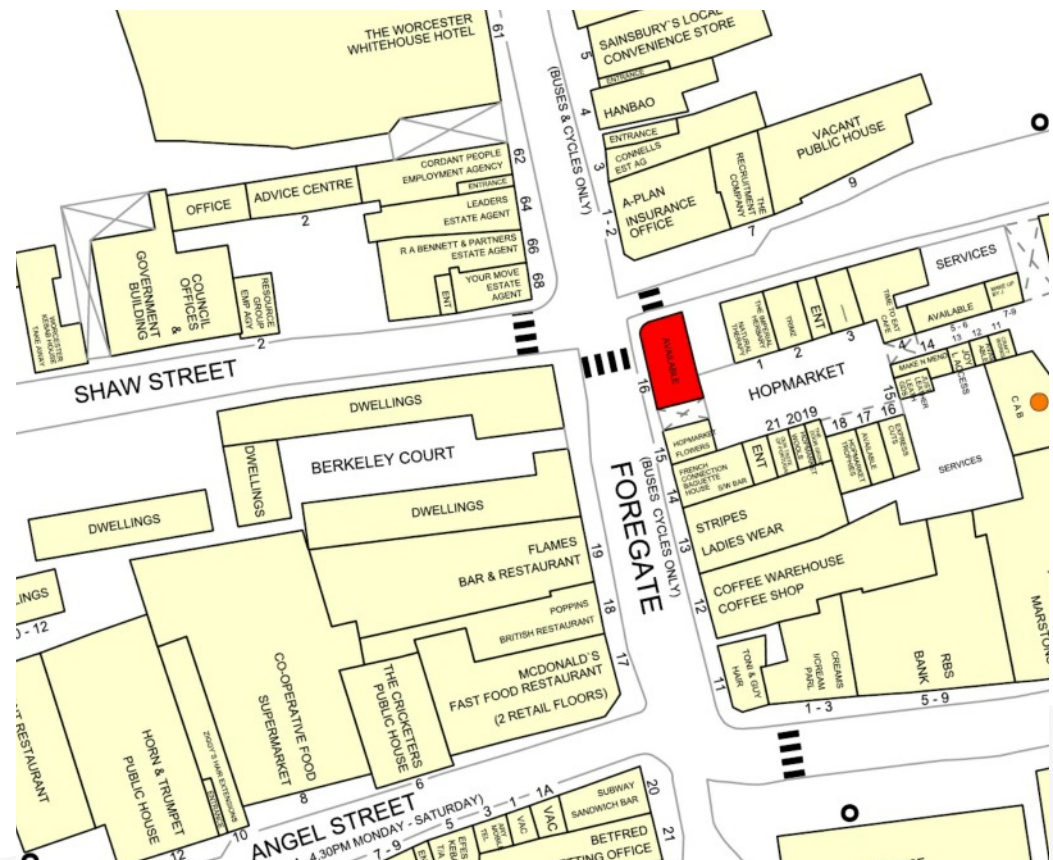
References/Deposit

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

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

Viewings

By prior arrangement with the agent.





Licence Number 100019885 - not to scale

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Licence Number 100022432 - not to scale


**Approximate Travel Distances**

**Locations**


- Cheltenham 24.3 miles
- Birmingham 30 miles
- London 120 miles

Sat Nav Post Code

- WR1 1DB

**Nearest Stations**

- Foregate Street

**Nearest Airports**

- Birmingham Int 37.3 miles



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