

To Let

GJS | Dillon

The Commercial Property Consultants



22 Foregate Street, Worcester WR1 1DN

Ground Floor Restaurant Premises

- Ground Floor Restaurant – 1,487 sq ft (138.18 sq m)
- Cellar, WCs, First Floor Storage, Plant Room – 2,408 sq ft (223.75 sq m)
- Total Area – 3,895 sq ft (361.93 sq m)
- Large rear seating area with a glazed roof section offering unique space and attractive atmosphere
- Situated adjacent to Worcester Foregate Street station, in a popular food & beverage location

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

www.GJSDillon.co.uk

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Location

The property is situated in a prominent position fronting Foregate Street and within 800 yards of Foregate Street Railway Station in what is the main business district of Worcester city centre. Foregate Street is one of the main arterial routes leading into Worcester city centre from the north and the area is synonymous with restaurants, leisure uses, professional service occupiers as well as good quality first and second floor living accommodation as the property is in easy walking access of 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 north of Cheltenham, 26 miles north east of Hereford. Motorway access to the city is very good with junctions 6 and 7 of the M5 motorway both being within 5 miles of the city centre giving direct access to the national motorway network.

Description

The property comprises a mid-terraced four storey Grade II Listed mixed commercial and residential building of traditional brick construction surmounted by a pitched tiled roof with a modern ground floor single storey extension to the rear with a glazed section which links to a two storey former storage building.

Ground Floor Restaurant	1,487 sq ft	138.18 sq m
Cellar, WCs, First Floor Storage	2,408 sq ft	223.75 sq m
Total	3,895 sq ft	361.93 sq m



Tenure

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

Guide Rental - £30,000 per annum (exclusive)

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 – £13,250 (April 2023 Rating List)

Energy Performance Certificate (EPC)

The property has an energy performance rating of D (80)

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.

Viewing and further information:
call 01905 67 61 69

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

