



59 – 60 Foregate Street, Worcester WR1 1DX

Prominent Retail / Office Development in Central Worcester

- Arranged over three floors to provide 3,870 sq ft (359.43 sq m) NIA
- Prominent city centre location opposite Worcester Foregate Street Station
- Planning approved in June 2023 for Mixed use commercial (Class E (c) (ii) professional services) and short stay visitor accommodation (7no. 1 bed units)
- Planning application reference – 22/00833/FUL

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

www.GJSDillon.co.uk

For Sale

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Location

The property is situated in a prominent position fronting Foregate Street (being opposite Worcester 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

59 – 60 Foregate Street is a Grade II listed building which comprises of a two storey retail/office building arranged over the ground, first and second floors.

Over the ground floor there is a front retail area (previously used as an Estate Agents) with a glazed frontage to Foregate Street, opposite the entrance of Worcester Foregate Street train station. There is also a meeting room, rear office and kitchen over the ground floor. At first floor level there is an open plan office space, two rear offices and a store room. Over the second floor there are two offices to the front of the building, a server room, kitchenette and rear archive room. There are WC facilities throughout the building.

Planning permission is in place for mixed use commercial (Class E (c)(ii) professional services) and short stay visitor accommodation (7no. 1 bed units). Planning application reference 22/00833/FUL

	Sq Ft	Sq M
Ground Floor	1,367	126.96
First Floor	1,465	136.10
Second Floor	1,038	96.37
Total	3,870	359.43

Tenure

The property is available freehold



Guide Price £550,000 for the freehold

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 – £23,750

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

