

To Let

GJS | Dillon

The Commercial Property Consultants



The Old Fire Station, Copenhagen Street, Worcester, WR1 2HB

City Centre High Specification Ground Floor Units

- Units available from 1,575 sq ft (146.32 sq m) to 3,335 sq ft (309.82 sq m)
- High quality ground floor space
- Suitable for a variety of uses (subject to planning)
- Located close to Worcester Foregate Street Station
- Excellent links to the national motorway network

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

www.GJSDillon.co.uk

To Let

The Old Fire Station, Copenhagen Street, WR1 2HB

Location

Copenhagen Street stands in a prominent position just off of Worcester's main pedestrianised High Street in what is an established retailing area with a number of public car parks situated close by. 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 junctions 6 & 7 of the M5 motorway both being within four miles of the city centre giving direct access to the national motorway network. Worcester also has train stations that are within walking distance of the City Centre with improved links directly to London.

Description

The Old Fire Station has been refurbished to offer ground floor accommodation suitable for a variety of uses subject to planning.

Unit 1	1,760 sq ft	163.50 sq m
Unit 2	1,575 sq ft	146.32 sq m
Unit 1 & 2 Combined	3,335 sq ft	309.82 sq m

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 D



Guide Rental

Unit 1	£35,000 p.a.
Unit 2	£31,500 p.a.
Unit 1 & 2 Combined	£62,500 p.a.

Service Charge - £3,250 per annum (to be confirmed)

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 – We have been advised that the property is to be re-assessed.

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

