

## TO LET Retail Unit

5 Foregate  
Worcester, WR1 1DB

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size - 4,005 sq ft
- ❑ Quoting rent £36,500 per annum

### Contact

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## Location

Worcester is a historic Cathedral City approximately 30 miles south west of Birmingham.

The property is located within the northern part of the town centre, just a 2 minute walk from Foregate Street Railway Station.

Other occupiers in close proximity include **Costa Coffee, Tesco Express, ODEON Cinema, Toni & Guy and Subway.**

## Accommodation

The premises are arranged over ground floor providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	372	4,005
<b>Total</b>	<b>372</b>	<b>4,005</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy Performance Asset Rating – C-68. Please make contact for further details. A certificate can be made available.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available by way of an assignment of the existing lease due to expire on 02/02/2031, with a tenant break on 03/02/2026.

## Tenure

£36,500 per annum exclusive

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £29,750.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at **[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)**.

## Viewing

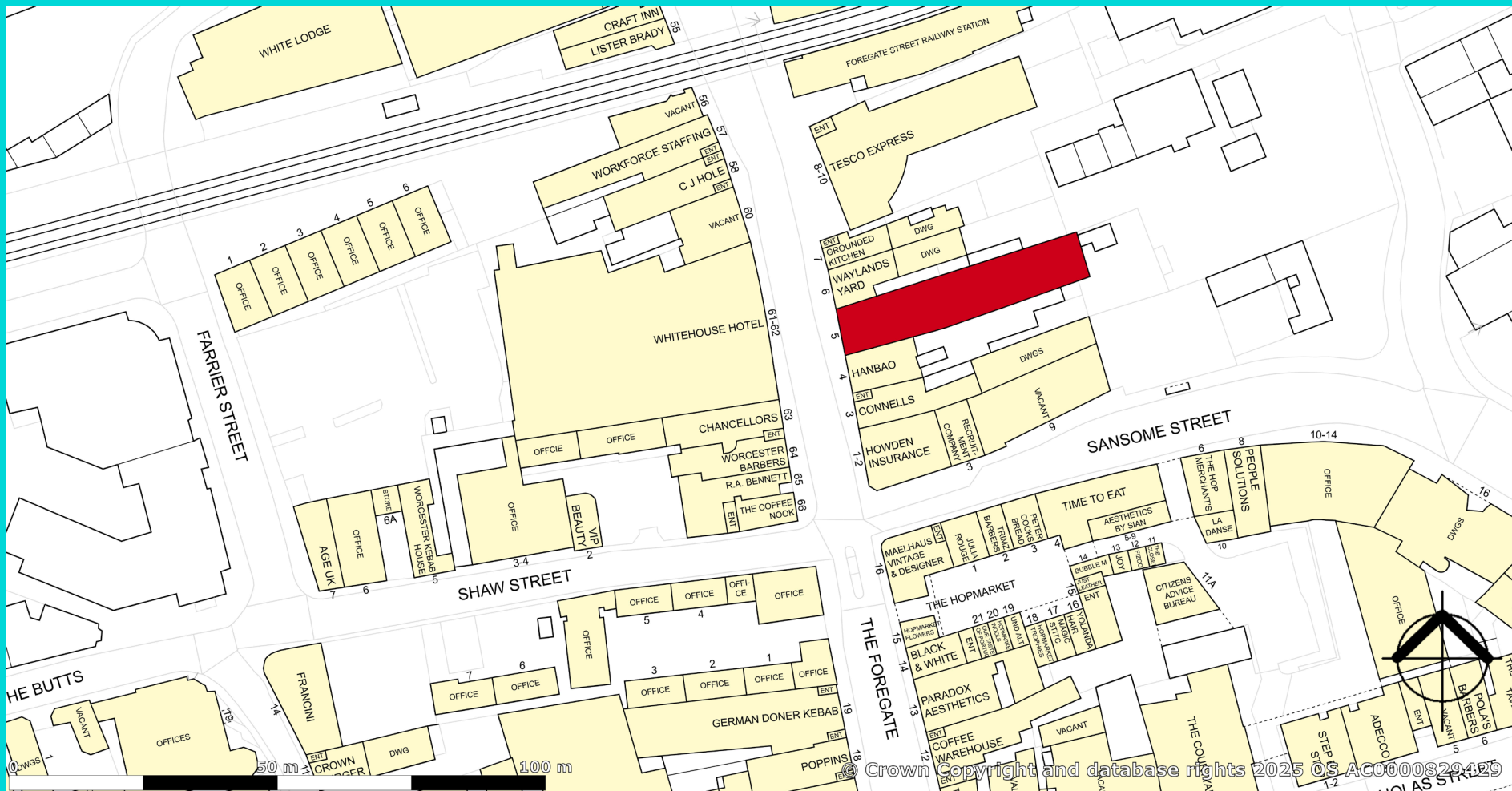
Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

**[Sainsbury's Property Disposals](#)**







For further details contact:

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- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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