



**RENT**  
£80,000/annum



**EPC Rating**  
B



**Unit 7C, St Martin's Quarter**

**Worcester, WR1 2DA**

**City Centre Retail Premises - 6460 Sq Ft (600 Sq M)**



**TO LET**



## Location

St. Martin's Quarter is a prestigious city centre development just a stone's throw from Worcester's retail core.

The scheme offers a vibrant destination for both day and night and has the capacity to incorporate a mix of restaurants, retail and health & fitness facilities.

The site benefits from 502 car park spaces. It is anchored by Asda, with national retailers including B&M Bargains, Costa Coffee and Sports Direct.



## Description

The two-storey unit is situated in the middle of St Martin's Quarter, a pedestrianised shopping area in Worcester city centre.

Internally the premises comprises open plan accommodation to both floors with good retail frontage to the ground floor.



## Accommodation

The accommodation has been measured on a Net Internal Area basis. The approximate area comprises:

Floor	Sq Ft	Sq M
Ground	3230	300
First	3230	300
<b>Total</b>	<b>6460</b>	<b>600</b>



## Amenities



Car park



Good transport links



Worcester Foregate Street



## Further information

### Guide Rent

£80,000 per annum exclusive (VAT is chargeable).

### Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

### Tenure

The property is available by way of a new lease for a term of years to be agreed..

### Business Rates

To be assessed upon occupation. Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

Energy Performance Rating B.

### Legal Costs

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

### Service Charge

A service charge is levied on all tenants of St. Martin's Quarter to cover the cost of services provided by the Landlord to the common areas.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

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

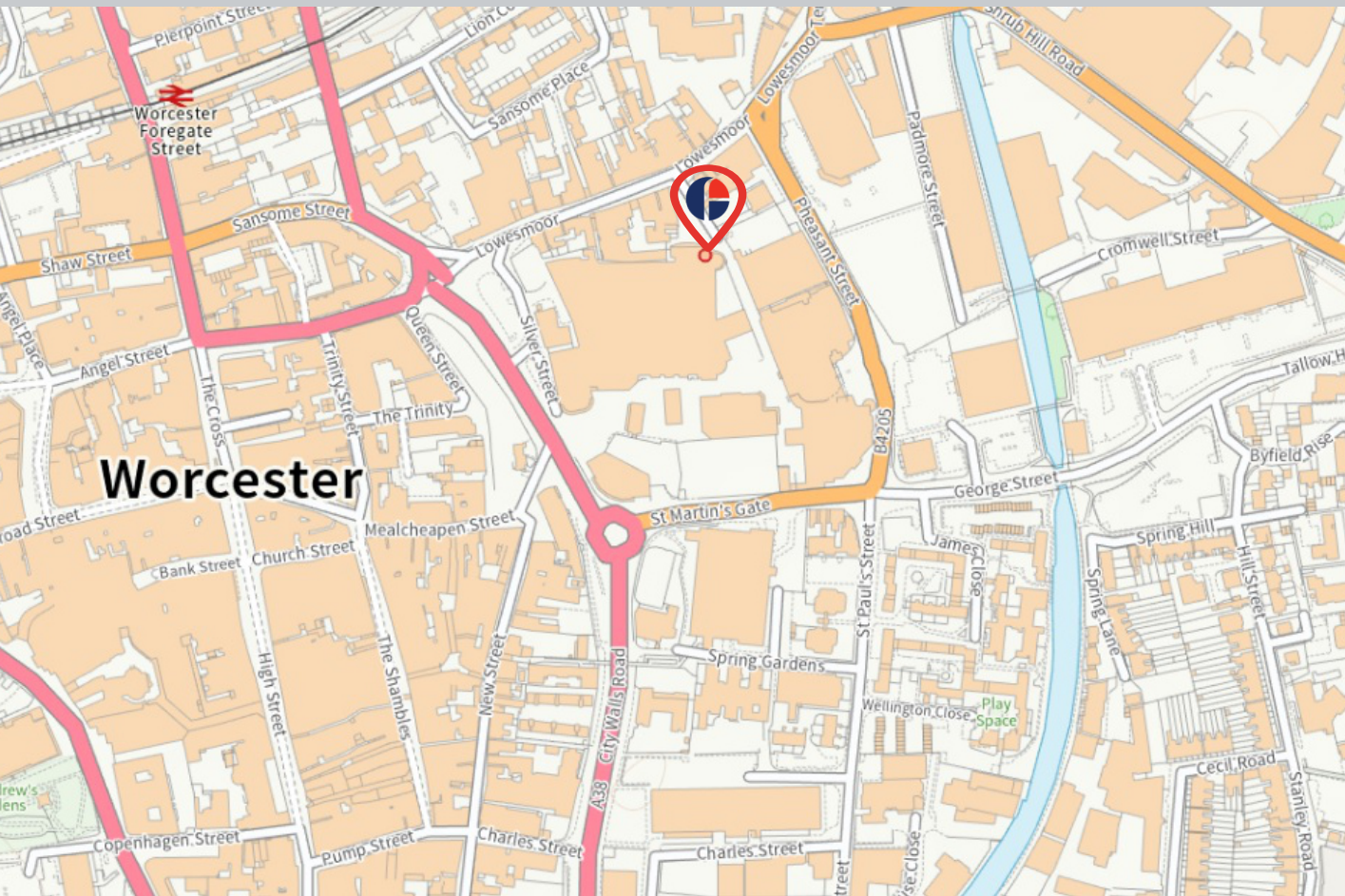
### VAT

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





# 7C St Martin's Quarter, Worcester



## Approximate Travel Distances



### Locations

- M5 J7 - 2.6 miles
- Malvern - 8.7 miles
- Birmingham - 29.8 miles



### Nearest Stations

- Worcester Foregate Street - 0.4 miles
- Worcester Shrub Hill - 0.5 miles



### Nearest Airport

- Birmingham International - 35.2 miles



## Viewings



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Particulars dated May 2023. Photographs dated 2020

