



Tenure
Freehold.

Location

The popular Cathedral and University city of Worcester is located on the banks of the River Severn some 25 miles south of Birmingham, 50 miles north of Bristol and 20 miles north-east of Hereford, and benefits from strong rail and road links.

The property is situated within the historic city conservation area on the west side of The Foregate, in between the junctions with Shaw Street and Angel Street.

Occupiers close by include McDonald's (adjacent), Toni & Guy, Subway, Betfred, Your Move, Connells, Whitehouse Hotel, Tesco Express, Coral, Co-op Bank, Lloyds Bank and Starbucks Coffee.

Description

This attractive Grade II listed property is arranged on basement, ground and two upper floors to provide a large restaurant on ground floor, basement storage together with ancillary use to the restaurant including staff rooms, staff accommodation and storage on the first and second floors. A very small part of which appears to be the subject property at the front, at first floor level is comprised within the title of the adjacent property, 18 The Foregate.

The property provides the following accommodation and dimensions:

Gross Frontage	9.83 m	(32' 3")
Built Depth	39.2 m	(128' 7")
Basement (1)	90.2 sq m	(971 sq ft)

Ground Floor	335.8 sq m	(3,615 sq ft)
First Floor (1)	59.6 sq m	(642 sq ft)
Second Floor		
(Not inc. staff WCs) (1)	32.2 sq m	(347 sq ft)
Total	517.8 sq m	(5,575 sq ft)

(1) Not inspected by Allsop. Floor areas taken from the VOA website.

Tenancy

The entire property is at present let to WORCESTER BUFFET LTD (t/a Flames) for a term of years from 24th June 2014 and including 21st June 2030 at a current rent of £75,000 per annum. The next rent review is 22nd June 2020 and every 5th year thereafter. The lease contains full repairing and insuring covenants. The seller holds a rental deposit of £32,500.

Tenant Information

Website Address: www.flamesworldbuffet.co.uk

In January 2015 the tenant was on a Channel 4 programme 'Tricks Of The Restaurant Trade'.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 85 Band D (Copy available on website).

Worcester

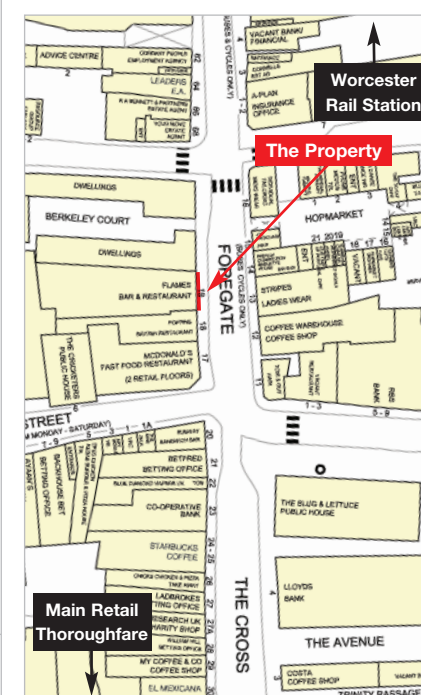
19 The Foregate

Worcestershire

WR1 3QF

- Well Located Freehold Restaurant Investment
- City centre location
- Adjacent to McDonald's restaurant
- Close to Worcester Rail Station
- Lease expiry 2030 (no breaks)
- Rent Review 2020
- Current Rent Reserved

£75,000 pa



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Mr P Shotter, Glovers Solicitors. Tel: 0207 935 8882 e-mail: pshotter@glovers.co.uk