

# THE POSTAL ORDER

18 FOREGATE STREET · WORCESTER · WR1 1DN

**FREEHOLD**  
**PUBLIC HOUSE SITUATED**  
**ADJACENT TO FOREGATE**  
**STREET STATION**



**CBRE**

savills

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- **Freehold**
- **Busy main road location**
- **Situated adjacent to Worcester Foregate Street station**
- **Prominent city centre corner position fronting Foregate Street**
- **Popular leisure pitch with Odeon and Buzz Bingo opposite and neighbouring**
- **The upper floors and part of the ground and basement have been sold off on long leases**
- **Offers in the region of £450,000, plus VAT if applicable**

## LOCATION

Worcester is a busy cathedral city situated upon the River Severn approximately 40 miles south-west of Birmingham and 30 miles north of Gloucester. The city is well connected with two major overground train stations located within the city centre providing national access via the Cotswold line and Cross Country routes.

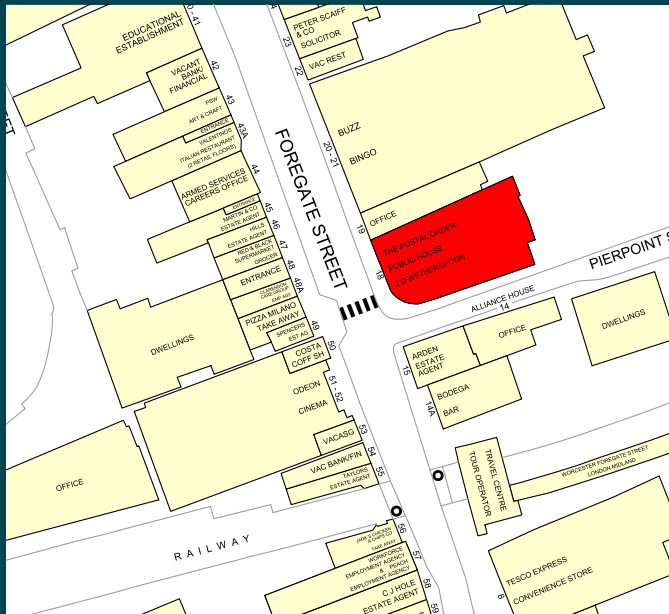
The Postal Order occupies a prominent corner position at the junction between Foregate Street and Pierpoint Street and is situated approximately 50m from Worcester Foregate Street station. Surrounding occupiers include an Odeon cinema, Buzz Bingo and Tesco Express, all situated amongst various independent retailers.

## DESCRIPTION & ACCOMMODATION

The Postal Order forms part of a four storey semi-detached building constructed under a flat roof. The pub is laid out over ground and basement with the upper parts sold off on long leases.

Ground Floor: Trading accommodation with bar serverly to the side and seating on loose tables and chairs. The commercial kitchen, manager's office and disabled WC are also at ground level.

Basement: Cellar, staff changing facilities and customer WC's.



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Upper Floors: These have all been sold off on long leases.

## APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	419	4,512
Basement	Ancillary	263	2,835
<b>Total</b>		<b>682</b>	<b>7,347</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

The property is held freehold however, the following parts have been sold off on long leases:

- Part ground and basement - 999 year lease from 17 May 2002 at a peppercorn rent;
- First, second and third floors - 999 year lease from 7 September 1998 at a peppercorn rent;
- Fourth floor - 199 year lease from 24 December 2004 at a rent of £100 per annum.

## RATEABLE VALUE & EPC

2017 Rateable Value - £111,000

An EPC is in the course of preparation.

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## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited in the region of £450,000 for the benefit of our clients freehold interest.

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[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



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