

# 11 REINDEER COURT

WORCESTER WR1 2DS

Freehold For Sale Two Storey Retail Premises 1,753 sq ft (162.8 sq m)







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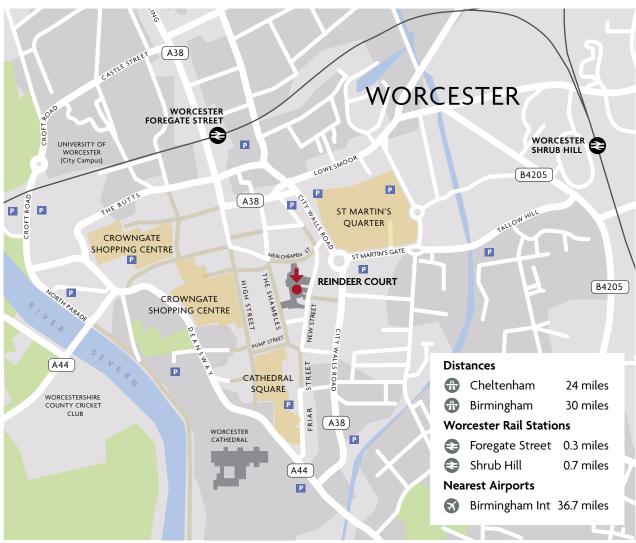
### **WORCESTER** WRI 2DS

#### **LOCATION**

Worcester is a Cathedral City with a population of just over 100,000 on the banks of the River Severn. Worcester is readily accessible by road, rail and air. Junctions 6 and 7 of the M5 provide easy access to the motorway network and Birmingham airport whilst the City has two railway stations, Foregate Street and Shrub Hill. A new Station, Worcestershire Parkway, is being constructed close to J7 of the M5 motorway, which will provide sustainable access to regional and national destinations including the southwest, north-east, the Thames Valley and London.



- 1,753 sq ft (162.8 sq m)
- Retail premises located in the centre of Reindeer Court
- Home to a number of national, regional and independent retailers
- Close to public pay and display car parks



#### **DESCRIPTION**

The retail unit is located in the central passageway of Reindeer Court.

The Shambles and Mealcheapen Street are both pedestrianised shopping streets and home to a number of national and local retailers and coffee shops, including J D Sports, Marks & Spencer, The Entertainer, Greggs, Caffé Nero, Holland & Barrett, Vodafone, TK Maxx and Card Factory.

#### **ACCOMMODATION**

Total	162.8 sq m	1.753 sq ft
First Floor	84.7 sq m	912 sq ft
Ground Floor	78.1 sq m	841 sq ft

























## Legal Costs

Each party will bear their own legal costs in respect of this transaction.

#### **Anti-Money Laundering**

The successful purchaser will be required to submit information to comply with anti-money laundering regulations.

#### EPC

EPC rating is C (expires 20/07/2023).

Guide Price £130,000 + VAT.

#### Rent

£12,500 per annum.

#### **Rent Guarantee**

The rent guarantee monies will be held in ESCROW and the monies will be available to be draw down by purchaser over 3 years, subject to letting terms to be agreed.

#### Tenure

Freehold. Let to Simon Benhamou & Susan Benhamou (Fuel Clothing) @ £12,000 per annum until 31/05/2024.

#### Service Charge and Insurance

The property forms part of Reindeer Court as so any purchaser will contribute a fair proportion of service charge and insurance. Details can be provided upon request.

#### **Business Rates**

Rateable value £13,750.

\*All retail properties are eligible for 100% rates relief for the 2020/2021 financial year. Please contact Worcester City Council for more information

#### Services

We understand that mains services are available to the property, namely mains water, electricity and drainage.

Viewings By prior arrangement with the joint agents.



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