



REINDEER COURT
WORCESTER

11
REINDEER COURT

WORCESTER WR1 2DS

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



MacLaren
& PARTNERS

Investment Property and Development Advisers



11 REINDEER COURT

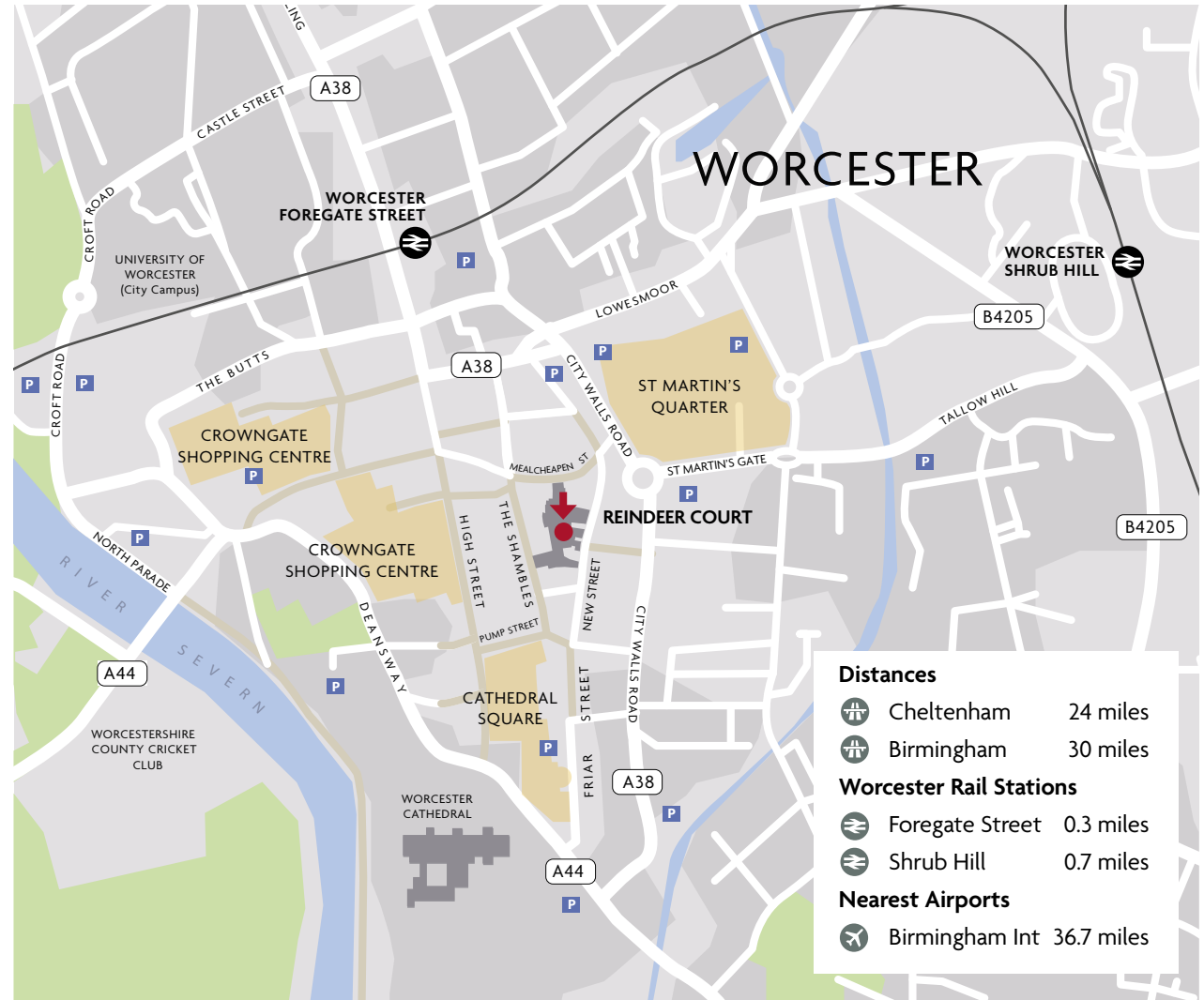
WORCESTER WR1 2DS

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 south-west, 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

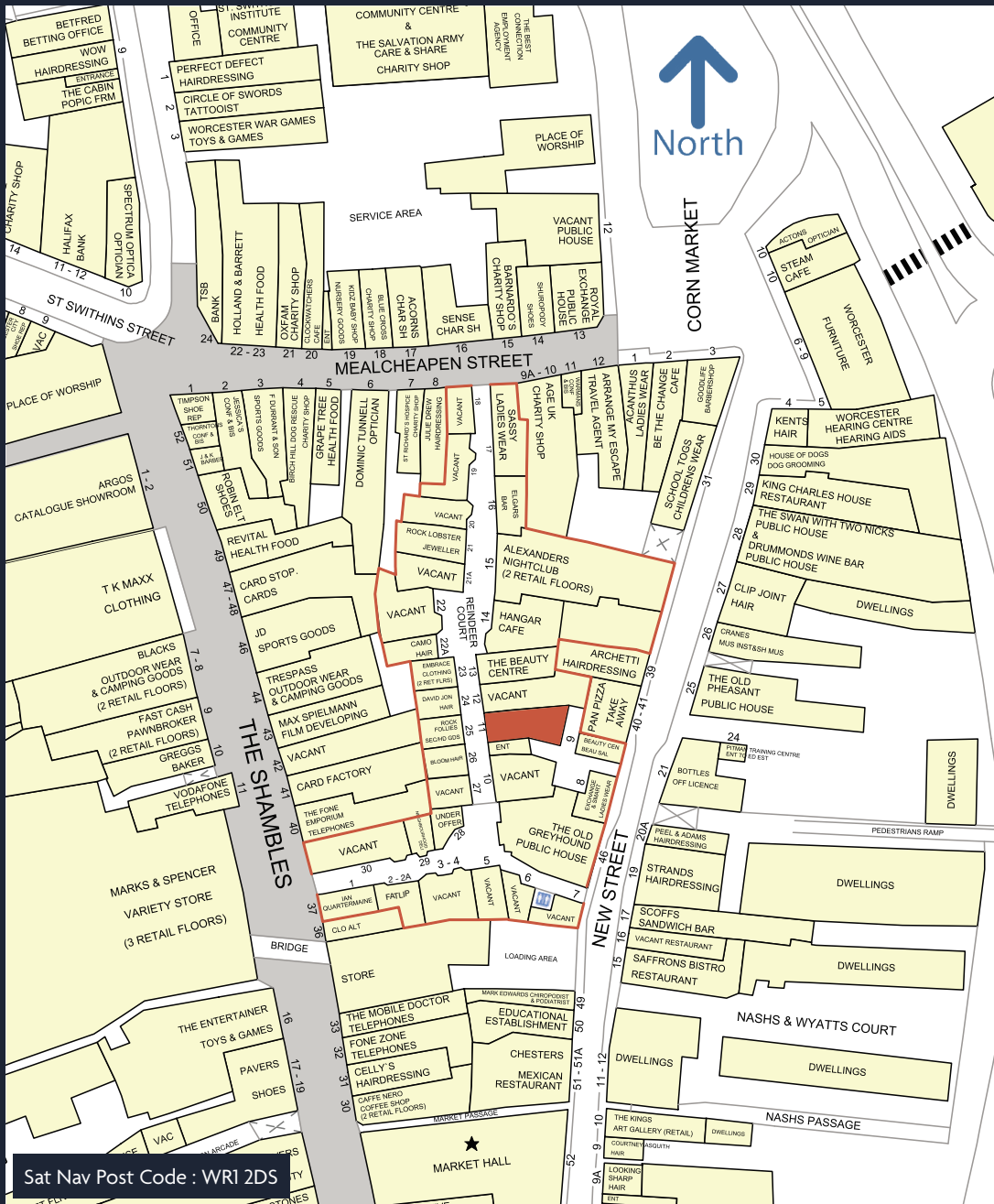
The retail unit is located in the central passageway of Reindeer Court.

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

Ground Floor	78.1 sq m	841 sq ft
First Floor	84.7 sq m	912 sq ft
Total	162.8 sq m	1,753 sq ft





Sat Nav Post Code : WRI 2DS



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 Reinder 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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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.

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