

# 12 REINDEER COURT

WORCESTER WR1 2DS

Freehold For Sale Two Storey Retail Premises 1,999 sq ft (185.7 sq m)







## 12 REINDEER COURT

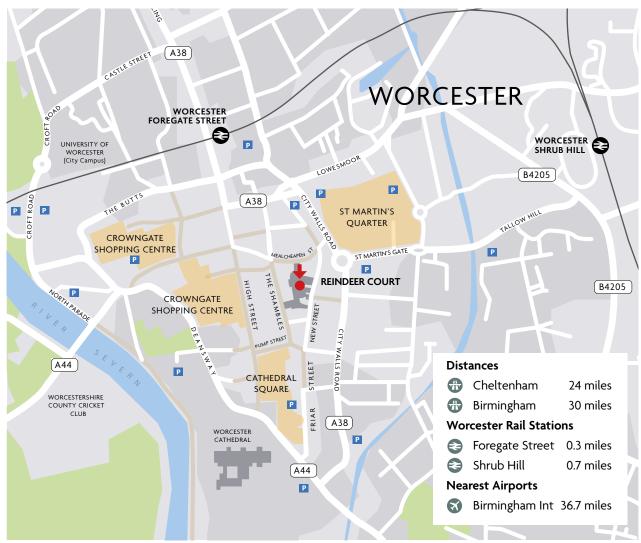
### **WORCESTER** WRI 2DS

#### **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.



- 1,999 sq ft (185.7 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 covered area of Reindeer Court.

The Shambles, a pedestrianised shopping street, is home to a number of national and local retailers, and coffee shops, including J D Sports, Marks & Spencer, The Entertainer, Greggs, Caffé Nero, Vodafone, TK Maxx and Card Factory, in addition many boutique retailers within Reindeer Court.

#### **ACCOMMODATION**

Total	185.7 sq m	1,999 sq ft
First Floor	80.6 sq m	868 sq ft
Ground Floor	105.1 sq m	1,131 sq ft























#### **Tenure**

Freehold with vacant possession.

#### **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 £13,250.

\*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.

#### **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 D (expires 29/05/2026).

#### **Guide Price**

£165,000 + VAT.

#### Viewings

By prior arrangement with the joint agents.



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