



**REINDEER COURT**  
WORCESTER

**12**  
**REINDEER COURT**

WORCESTER WR1 2DS

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



**MacLaren**  
& PARTNERS  
Investment Property and Development Advisers

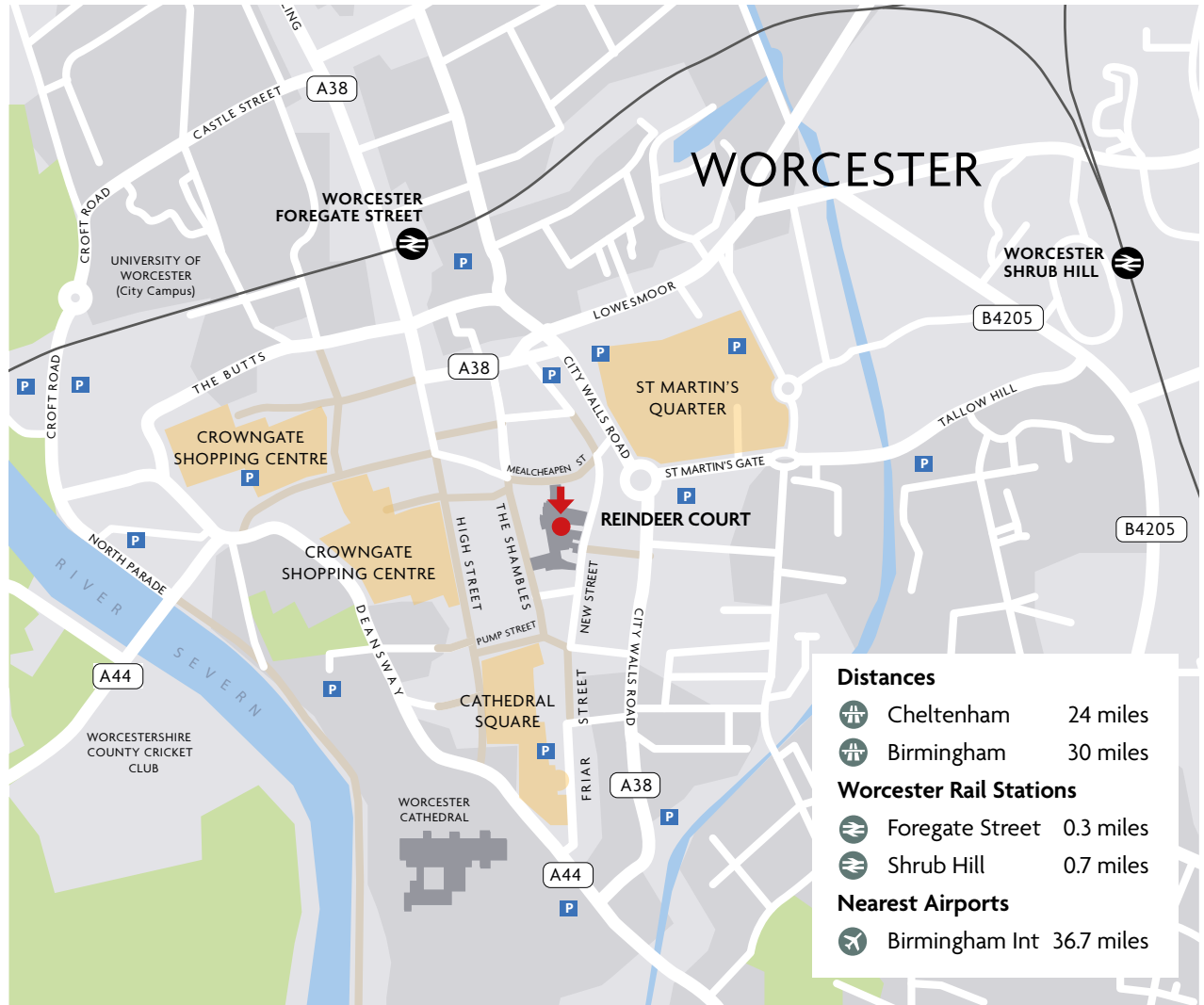


# 12 REINDEER COURT

## 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.



- 1,999 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

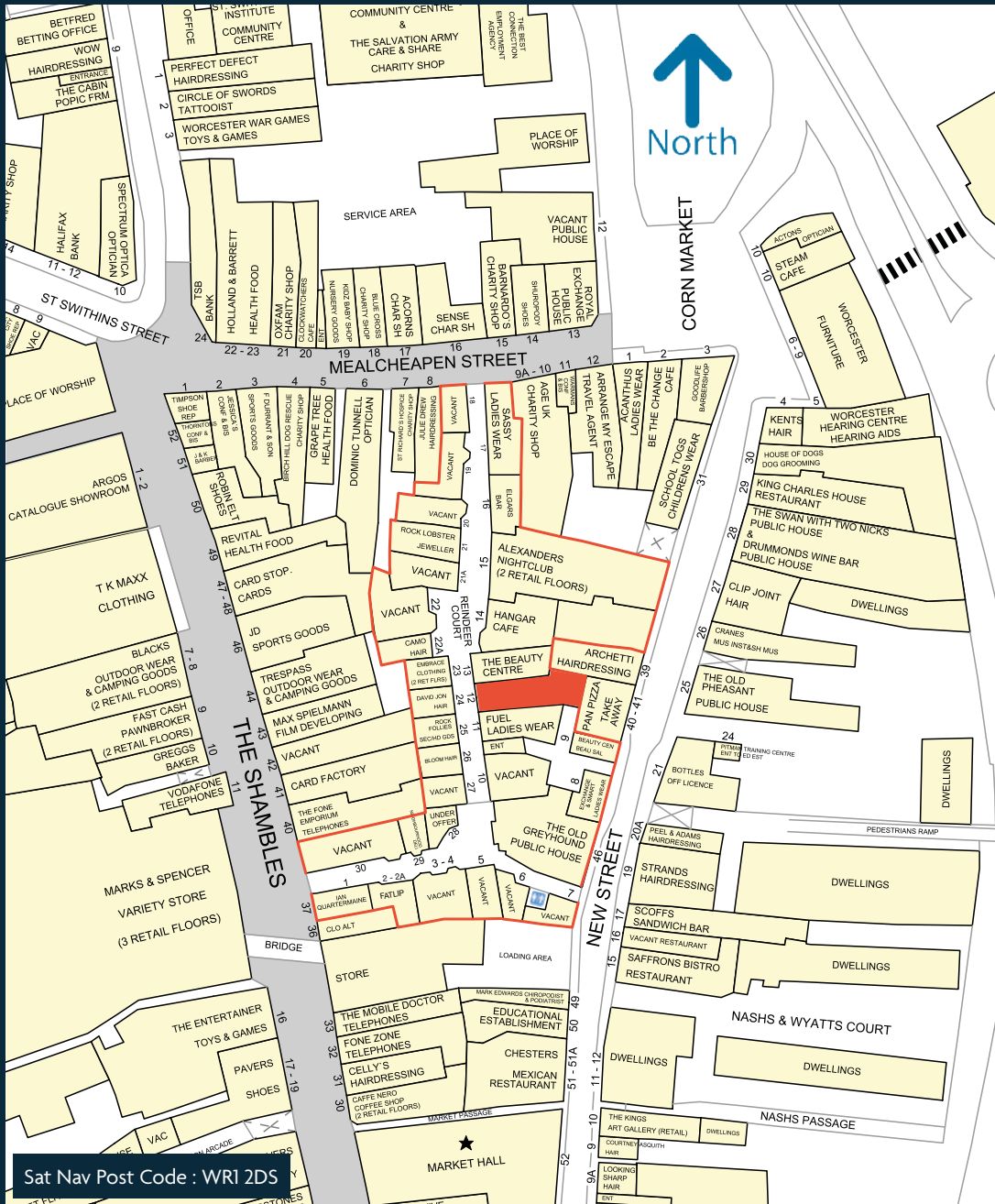
The retail unit is located in the central covered area of Reindeer Court.

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

Ground Floor	105.1 sq m	1,131 sq ft
First Floor	80.6 sq m	868 sq ft
<b>Total</b>	<b>185.7 sq m</b>	<b>1,999 sq ft</b>





### 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.

**MacLaren**  
& PARTNERS

Investment Property and Development Advisers

Duncan MacLaren MRICS

duncan@maclarenpartners.co.uk

D: 020 7317 3132 | M: 07770 648 755

www.maclarenpartners.co.uk

**01905 728 444**  
fishergerman.co.uk



Dan Ballard 07917 206 255

dan.ballard@fishergerman.co.uk

Lauren Allcoat 07738 981 480

lauren.allcoat@fishergerman.co.uk