

# 13 REINDEER COURT

WORCESTER WR1 2DS

Freehold For Sale Two Storey Retail Premises 1,410 sq ft (131.0 sq m)







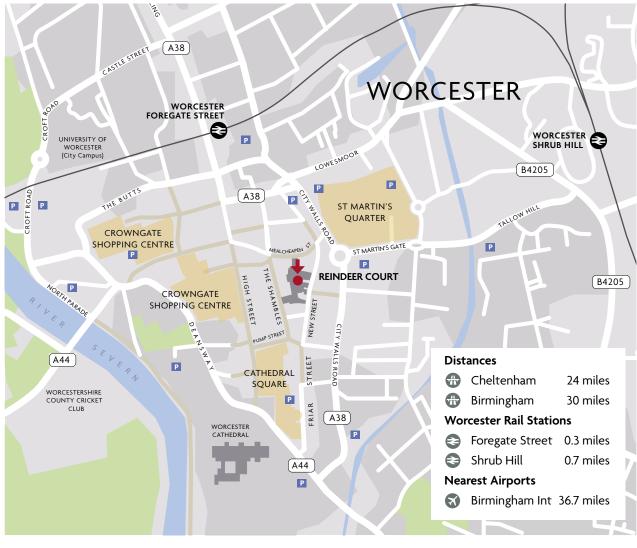
## 13 REINDEER COURT WORCESTER WR1 2DS

## 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 southwest, north-east, the Thames Valley and London.



- 1,410 sq ft (131.0 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 & display car parks



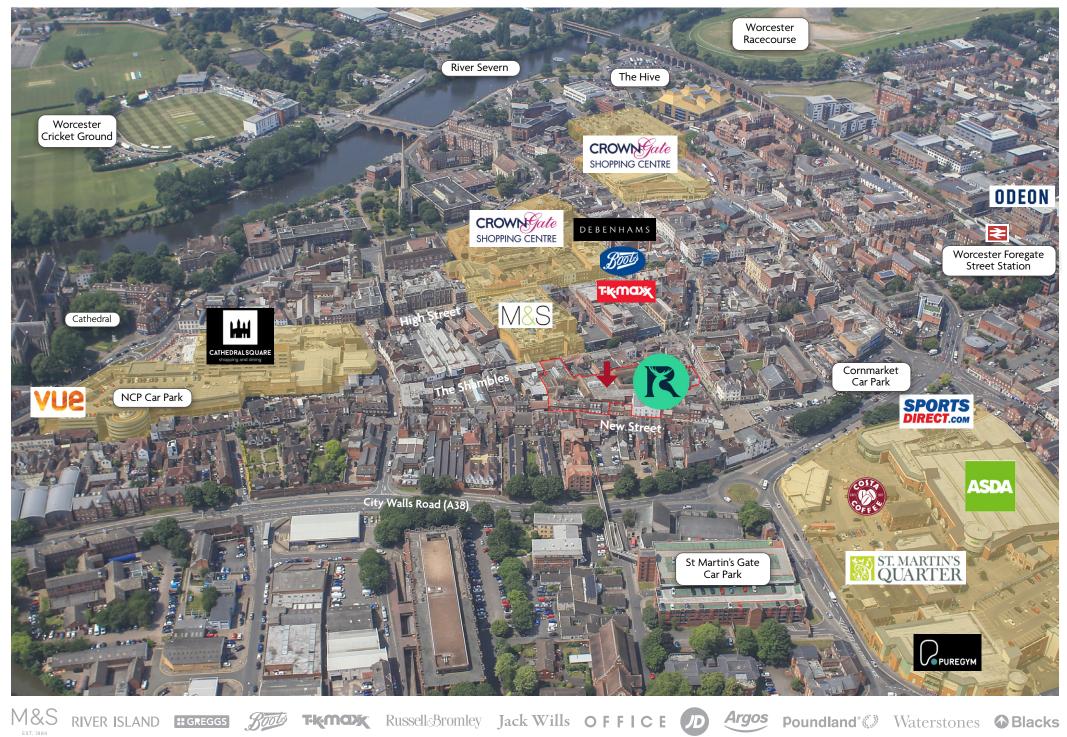
## DESCRIPTION

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	131.0 sq m	1,410 sq ft
First Floor	60.7 sq m	653 sq ft
Ground Floor	70.3 sq m	757 sq ft



Poundland Waterstones OBlacks





#### 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 £12.750.

\*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.



#### 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 12/03/2023). **Guide Price** 

£100.000 + VAT. Rent

£10,000 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.

By prior arrangement with the joint agents.



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## Viewings

