



REINDEER COURT
WORCESTER

17-20
REINDEER COURT

WORCESTER WR1 2DS

For Sale
Grade II Listed Georgian premises
comprising 4 retail units
with upper parts
totalling 4,302 sq ft (399.5 sq m)

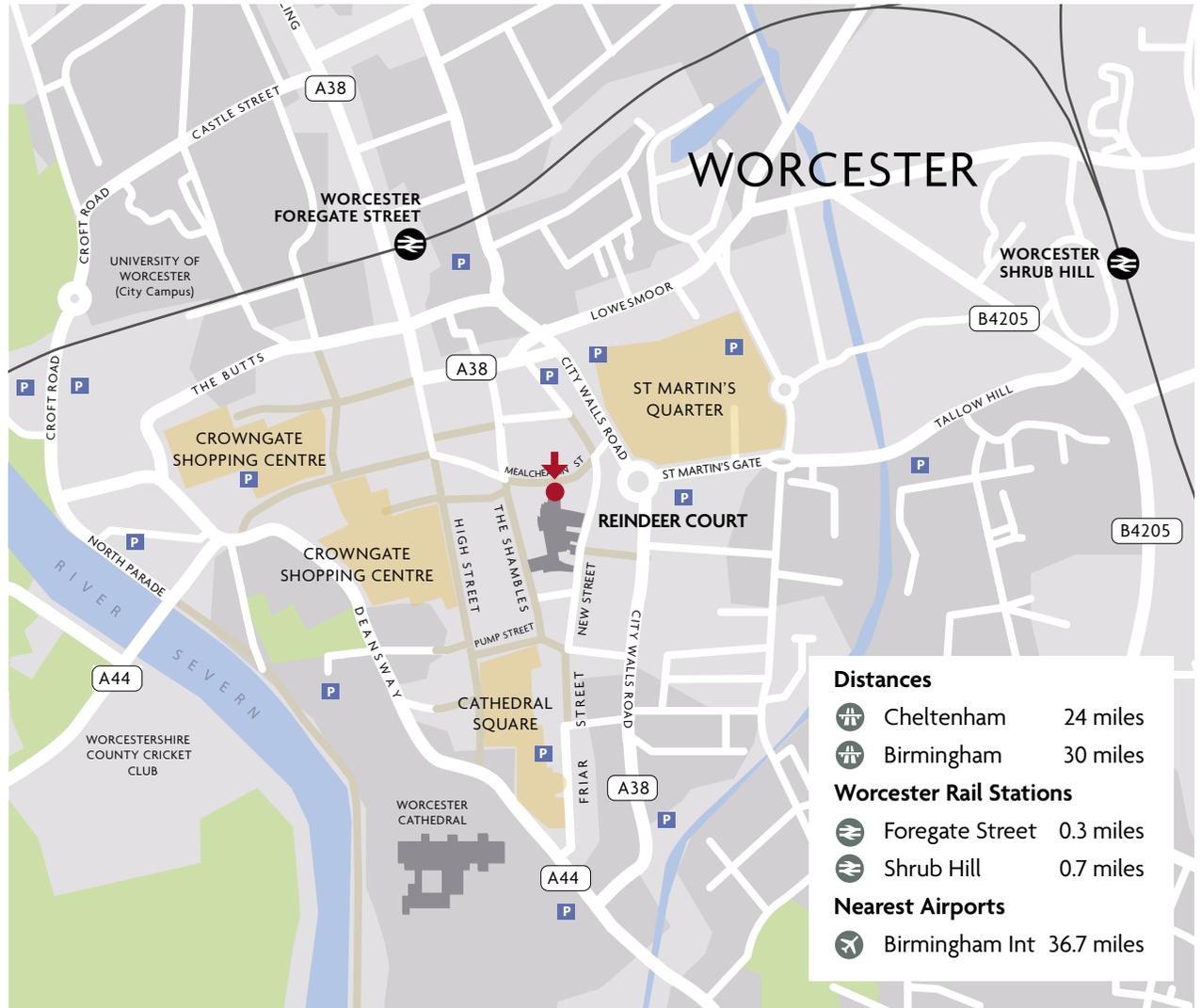


REINDEER COURT

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.



DESCRIPTION

Two of the retail units (17 & 18) are located in this Grade II Listed building fronting Mealcheapen Street forming the entrance to Reindeer Court, the other two (19 & 20) are just inside the shopping centre. There are three flats on the second floor of the property which have been sold off on a long leasehold basis.

Mealcheapen Street and The Shambles 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.

- **Four retail units at the Mealcheapen Street entrance to Reindeer Court**
- **Fronting a pedestrianised retail area home to a number of national, regional and independent retailers**
- **Close to public pay and display car parks**



17 REINDEER COURT

18 REINDEER COURT

19 REINDEER COURT

20 REINDEER COURT

ACCOMMODATION

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Ground Floor	85.4 sq m	919 sq ft
First Floor	55.7 sq m	600 sq ft
Attic	20.8 sq m	224 sq ft
Total	161.9 sq m	1,743 sq ft

Ground Floor	16.7 sq m	180 sq ft
First Floor	38.9 sq m	419 sq ft
Total	55.6 sq m	599 sq ft

Ground Floor	52.3 sq m	563 sq ft
First Floor	49.3 sq m	531 sq ft
Total	101.6 sq m	1,094 sq ft

Ground Floor	46.7 sq m	503 sq ft
First Floor	33.7 sq m	363 sq ft
Total	80.4 sq m	866 sq ft

Business Rates

Rateable value £25,000.

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

EPC

EPC rating is E (expires 29/05/2026).

Business Rates

Rateable value £8,000.

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

EPC

EPC rating is C (expires 28/11/2029).

Business Rates

Rateable value £12,500.

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

EPC

EPC rating is C (expires 23/09/2024).

Business Rates

Rateable value £10,500.

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

EPC

EPC rating is D (expires 13/06/2026).





Sat Nav Post Code : WRI 2DS



Service Charge and Insurance

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

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.

Tenure

Long Leasehold with vacant possession.

Guide Price

Units 17, 18, 19 and 20
£430,000 + VAT.

Rent

£38,500 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.

There are three flats on the second floor of the property which have been sold off on a long leasehold basis.

Viewings

By prior arrangement with the joint agents.

MacLaren
& PARTNERS

Investment Property and Development Advisers

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