



REINDEER COURT
WORCESTER

18
REINDEER COURT

WORCESTER WR1 2DS

For Sale Grade II
Two Storey Retail Premises
599 sq ft (55.6 sq m)

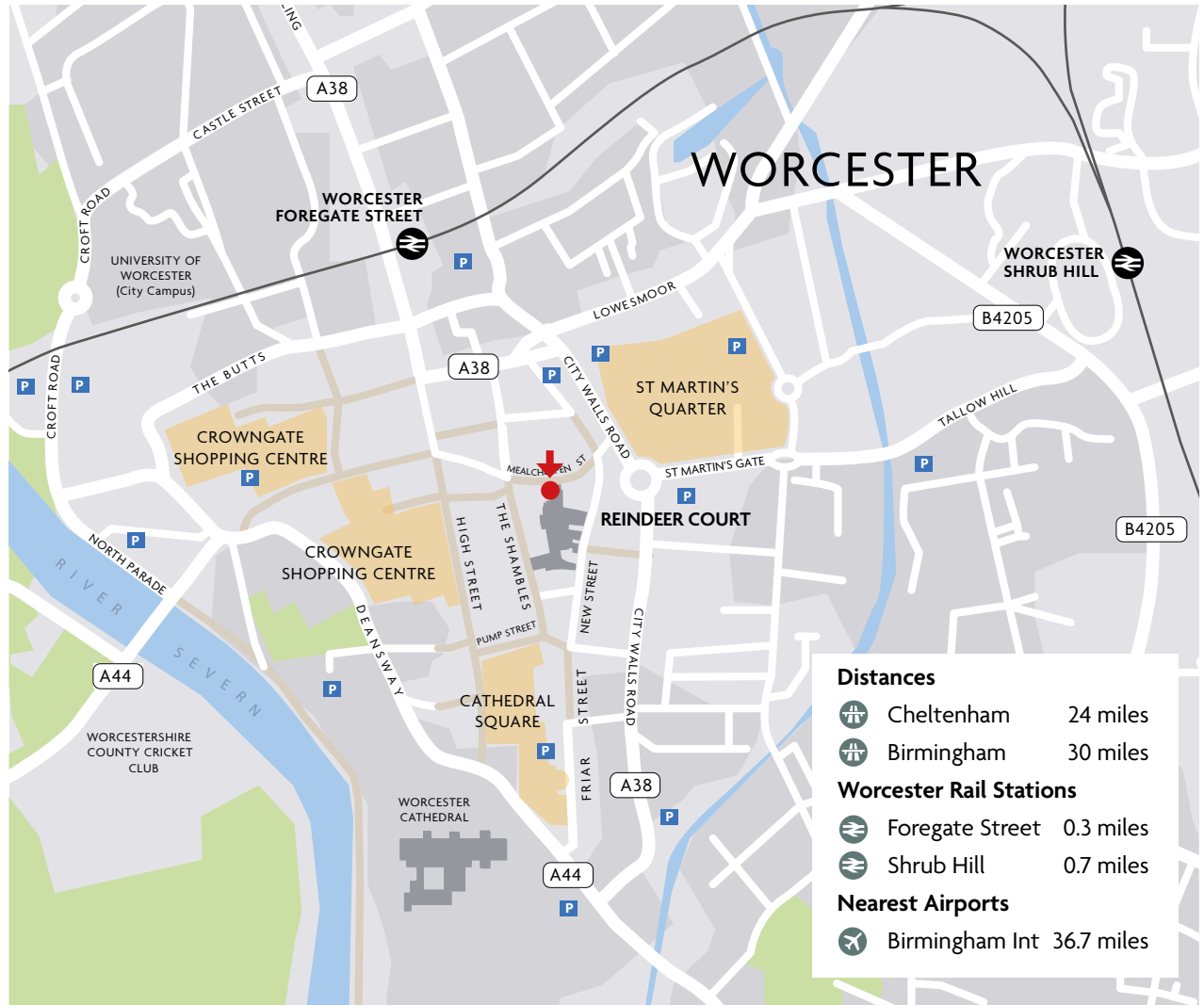


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LOCATION

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.



Distances	
	Cheltenham 24 miles
	Birmingham 30 miles
Worcester Rail Stations	
	Foregate Street 0.3 miles
	Shrub Hill 0.7 miles
Nearest Airports	
	Birmingham Int 36.7 miles

- 599 sq ft (55.6 sq m)
- Retail premises in Worcester City Centre located pedestrianised street
- Home to a number of national, regional and independent retailers
- Close to public pay and display car parks

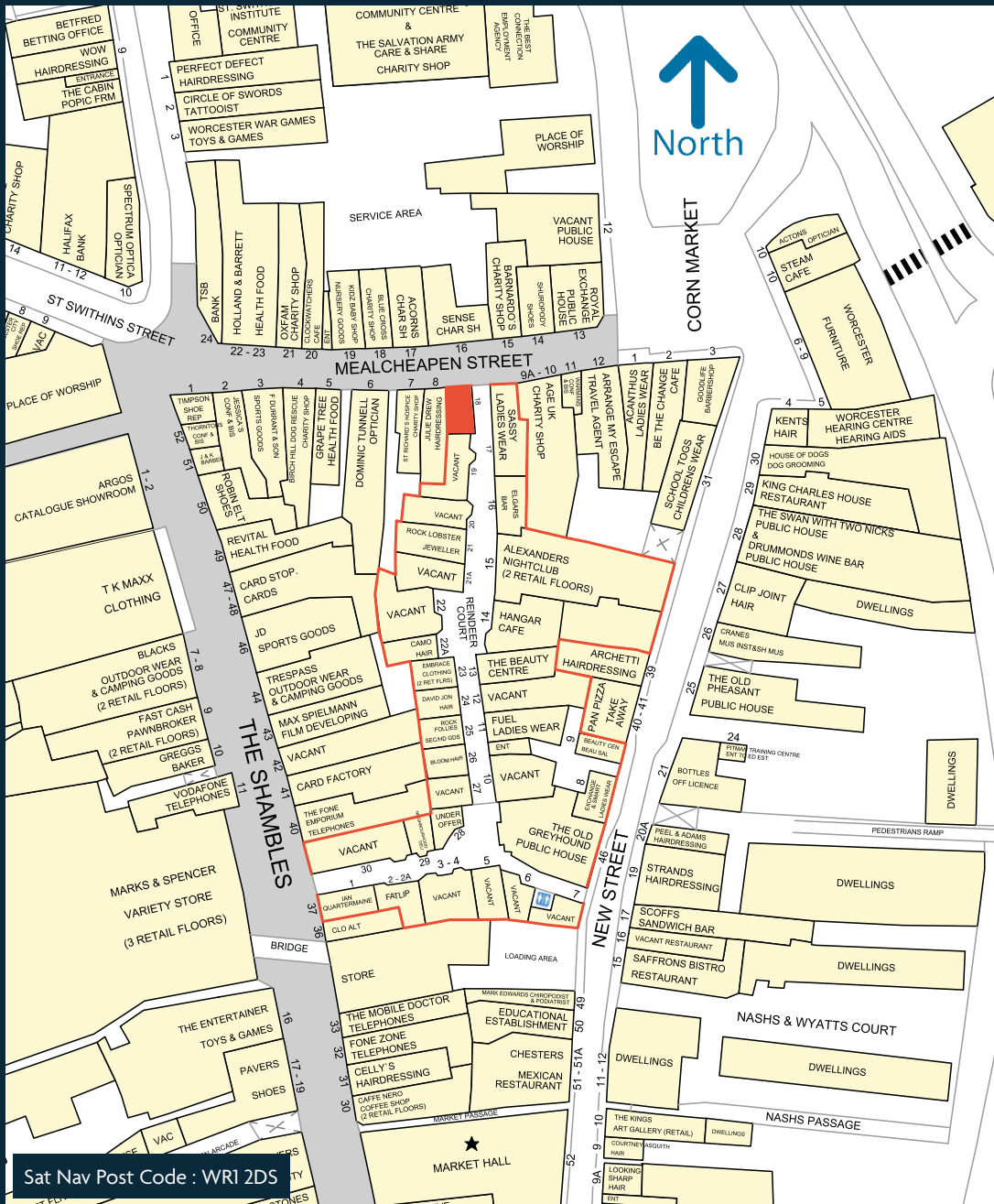
DESCRIPTION

The retail unit is located in a Grade II Listed building fronting Mealcheapen Street and adjacent to the entrance to 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	16.7 sq m	180 sq ft
First Floor	38.9 sq m	419 sq ft
Total	55.6 sq m	599 sq ft





Tenure

Long Leasehold with vacant possession.

Service Charge

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 £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.

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 28/11/2029).

Guide Price

£60,000 + VAT.

Viewings

By prior arrangement with the joint agents.

MacLaren
& PARTNERS

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