

# 18 REINDEER COURT

WORCESTER WR1 2DS

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







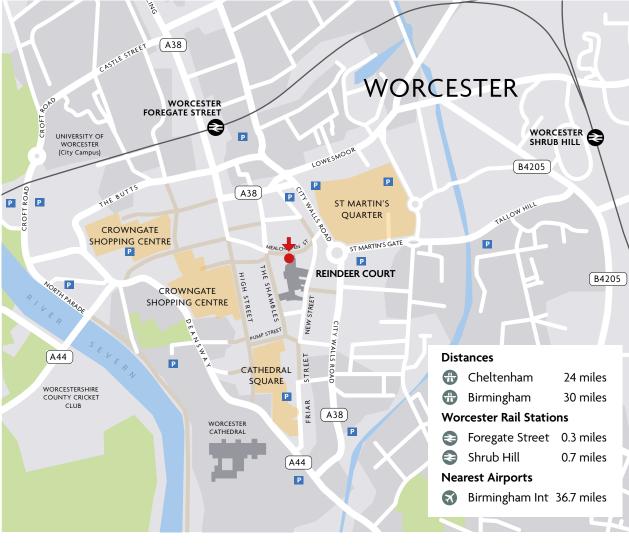
## **18 REINDEER COURT** WORCESTER WR1 2DS

## 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.



- 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

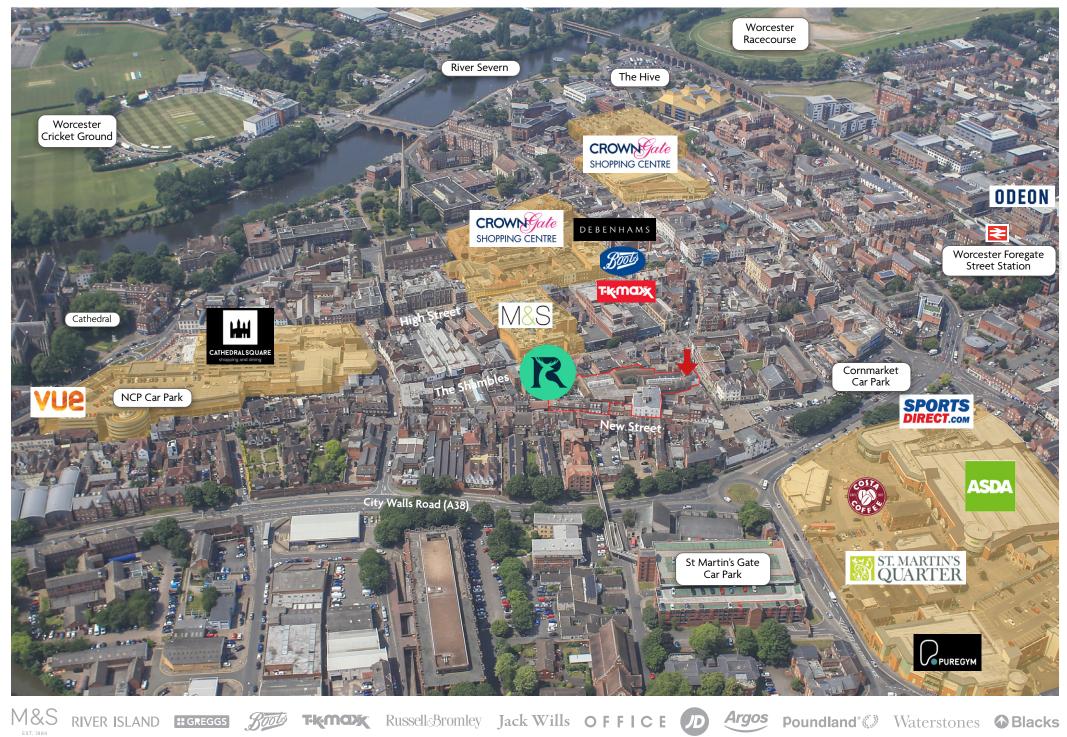


## DESCRIPTION

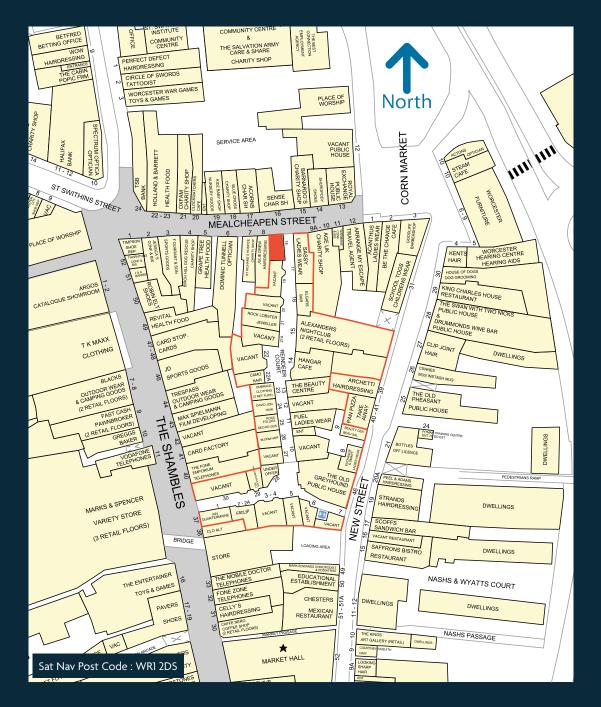
The retail unit is located in a Grade II Listed building fronting Mealcheapen Street and adjacent to the entrance to Reindeer Court. The Shambles and Mealcheapen Street are both pedestrianised shopping streets and home to a number of national and local retailers and coffee shops, including J D Sports, Marks & Spencer, The Entertainer, Greggs, Caffé Nero, Holland & Barrett, Vodafone, TK Maxx and Card Factory.

### ACCOMMODATION

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



**Poundland** Waterstones **Blacks** 





#### 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.



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