



**REINDEER COURT**  
WORCESTER

**20**  
**REINDEER COURT**

WORCESTER WR1 2DS

**For Sale Grade II**  
**Two Storey Retail Premises**  
**866 sq ft (80.4 sq m)**



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

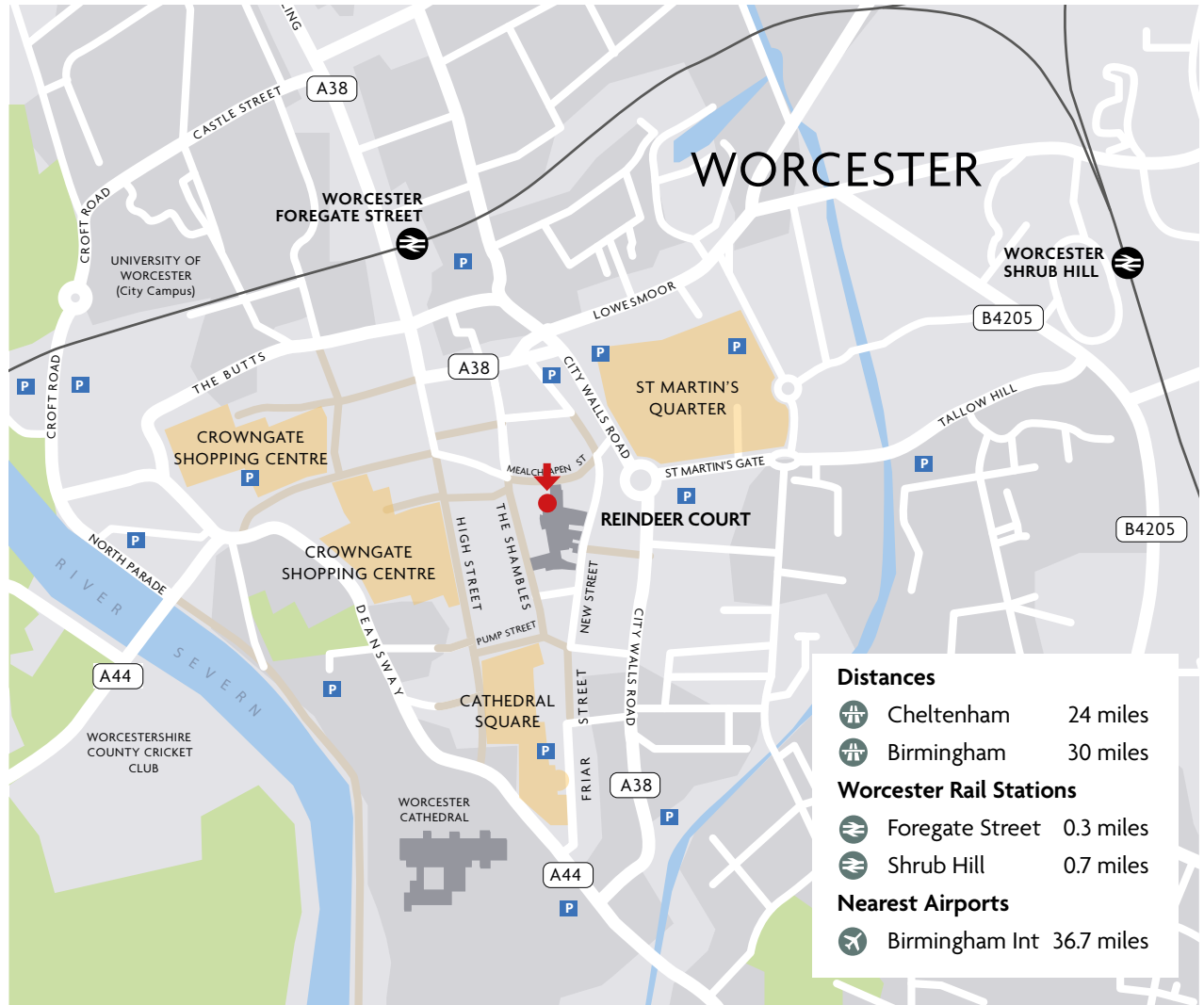


# 20 REINDEER COURT

## 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.



| 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 |

- **866 sq ft (80.4 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

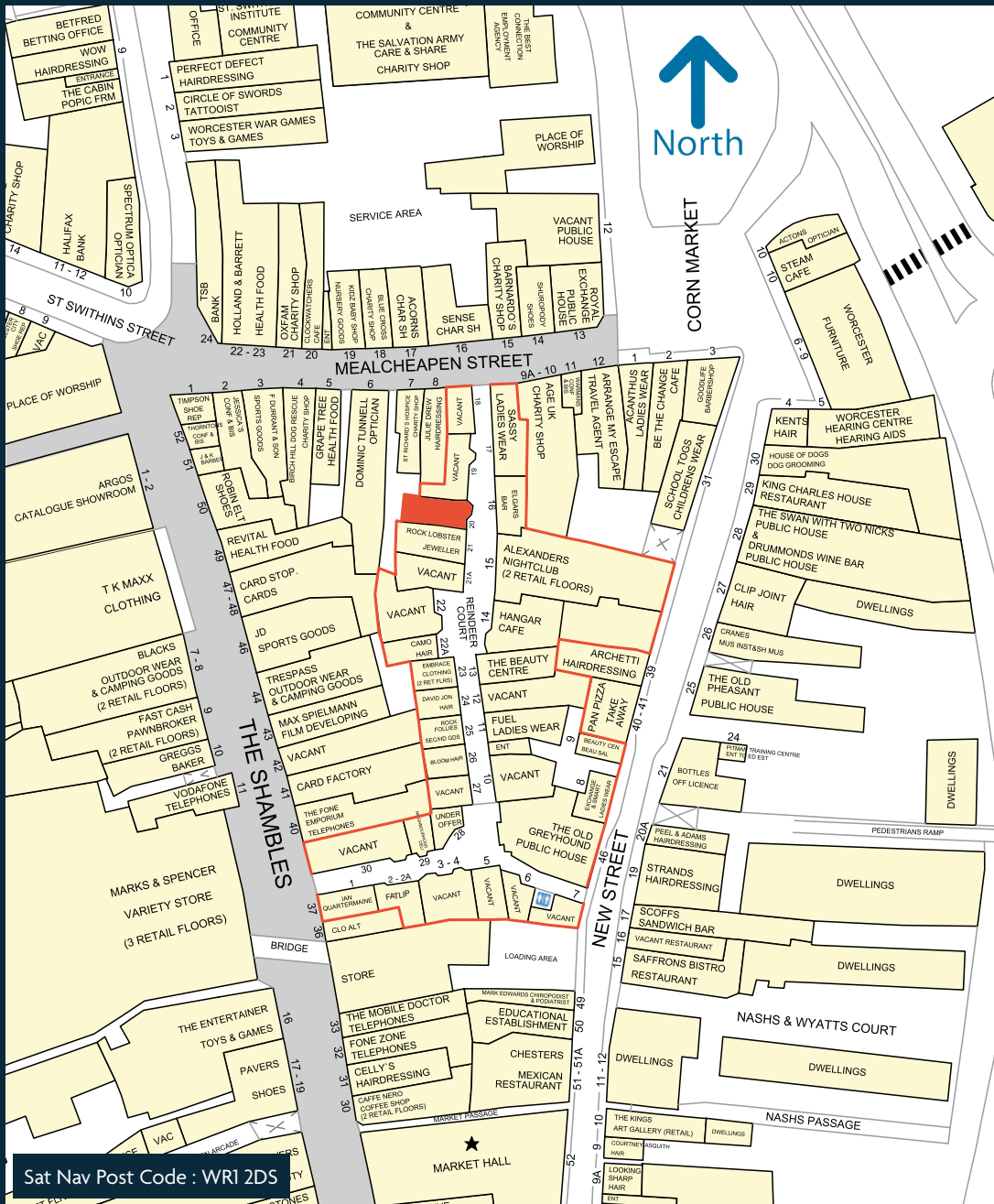
The retail unit is located in the centre of close to the Mealcheapen Street entrance to Reindeer Court.

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 | 46.7 sq m        | 503 sq ft        |
| First Floor  | 33.7 sq m        | 363 sq ft        |
| <b>Total</b> | <b>80.4 sq m</b> | <b>866 sq ft</b> |





Sat Nav Post Code : WRI 2DS



### Tenure

Long Leasehold with vacant possession.

### Planning

The unit forms part of a wider residential planning consent - planning ref L18D0060.

### 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 £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.

### 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 13/06/2026).

### Guide Price

£75,000 + VAT.

### Viewings

By prior arrangement with the joint agents.

**MacLaren**  
& PARTNERS

Investment Property and Development Advisers

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