



REINDEER COURT
WORCESTER

22 & 22A REINDEER COURT

WORCESTER WR1 2DS

Freehold For Sale
Two Storey/Ground Floor
Retail Premises
2,488 sq ft (231.1 sq m)



MacLaren
& PARTNERS
Investment Property and Development Advisers

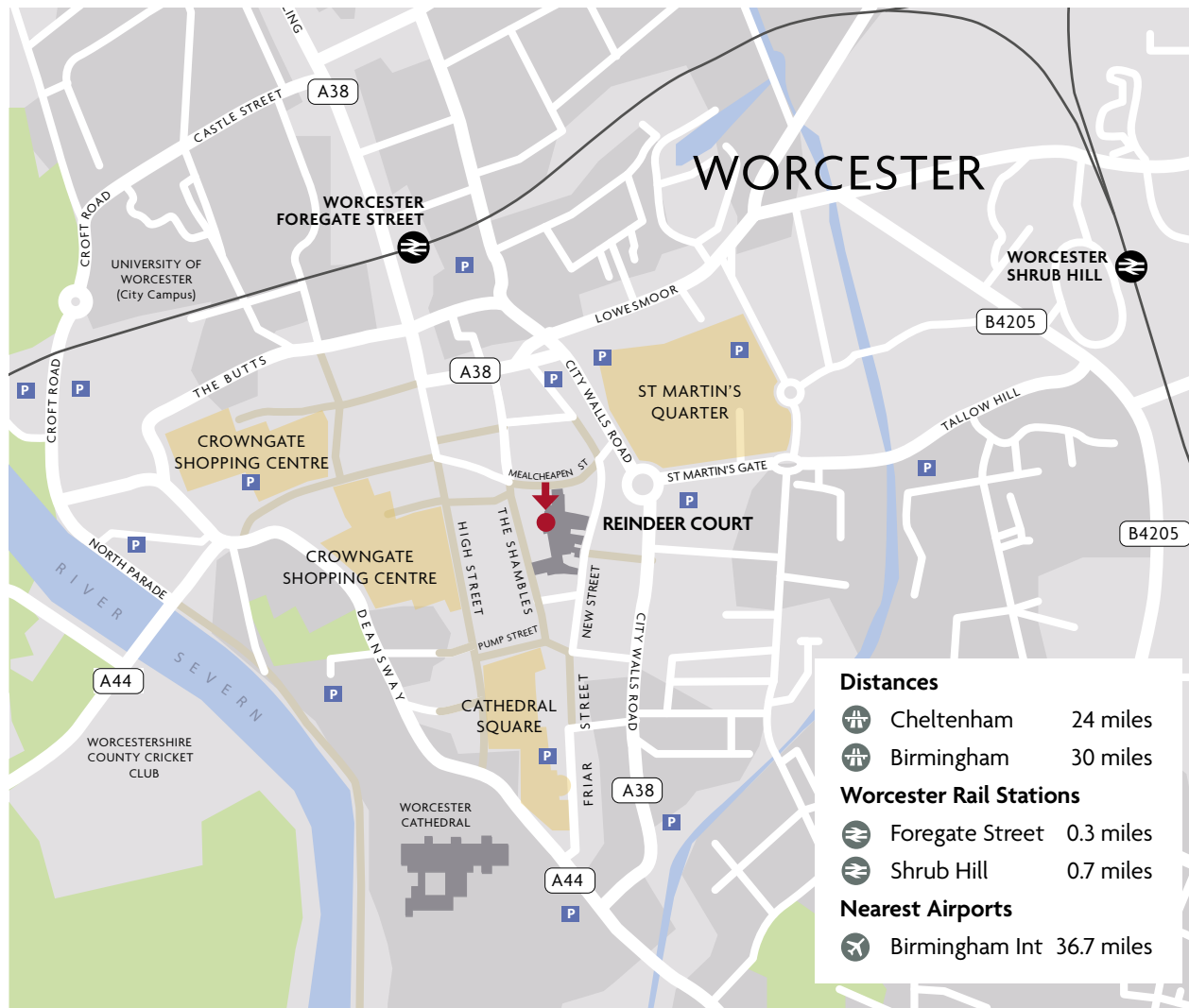


22A REINDEER COURT

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

- 2,111 sq ft (196.1 sq m) & 377 sq ft (35.0 sq m)
- Adjoining 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

Unit 22 is a two storey retail unit and Unit 22A is a ground floor self-contained retail unit, both located in the central passageway of Reindeer Court opposite the Hanger Café. 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 (22)	82.2 sq m	885 sq ft
First Floor (22)	113.9 sq m	1,226 sq ft
Ground Floor (22A)	35.0 sq m	377 sq ft
Total	231.1 sq m	2,488 sq ft





Sat Nav Post Code : WRI 2DS



Tenure

Unit 22: Freehold with vacant possession.

Unit 22A: Freehold. Let to Camo Hair Limited (Camo Hair) @ £9,000 per annum. Lease expires 25/07/2025.

Service Charge

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.

Business Rates

Unit 22: Rateable value £14,500.

Unit 22A: Rateable value £7,300.

*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

Unit 22: EPC rating is E (expires 21/04/2024).
Unit 22A: EPC rating is B (expires 27/04/2021).

Guide Price

£230,000 + VAT.

Rent

Unit 22: £140,000 per annum.

Unit 22A: £90,000 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.

Viewings

By prior arrangement with the joint agents.

MacLaren
& PARTNERS

Investment Property and Development Advisers

Duncan MacLaren MRICS

duncan@maclarenpartners.co.uk

D: 020 7317 3132 | M: 07770 648 755

www.maclarenpartners.co.uk

01905 728 444

fishergerman.co.uk



Dan Ballard 07917 206 255

dan.ballard@fishergerman.co.uk

Lauren Allcoat 07738 981 480

lauren.allcoat@fishergerman.co.uk