

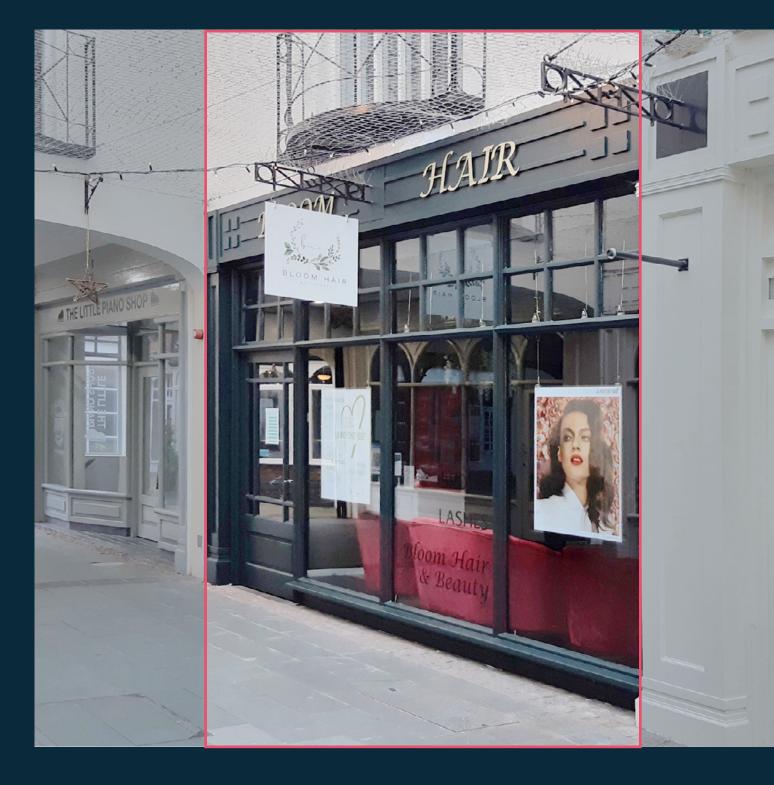
# 26 REINDEER COURT

WORCESTER WR1 2DS

Freehold For Sale
Two Storey Retail Premises
634 sq ft (58.9 sq m)







# **26 REINDEER COURT**

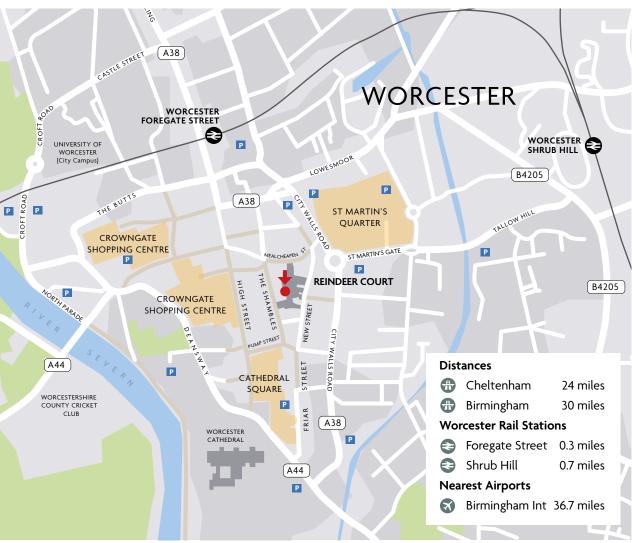
# **WORCESTER** WRI 2DS

# **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.



- 634 sq ft (58.9 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 & display car parks



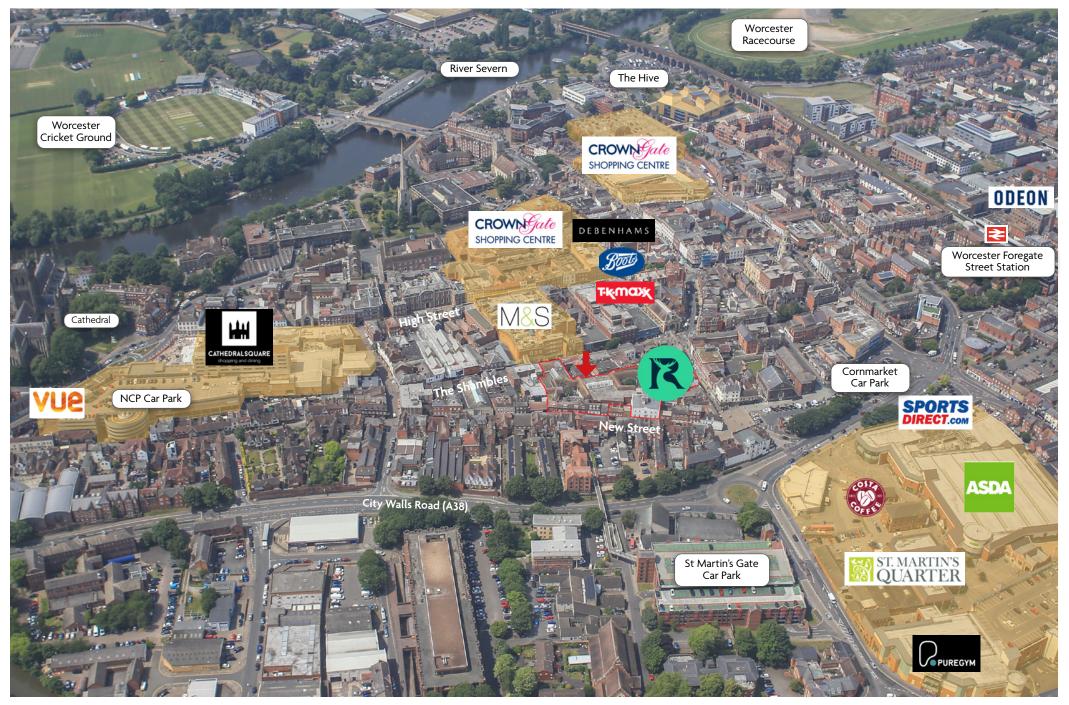
# **DESCRIPTION**

The retail unit is located in the central passageway of 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 First Floor	24.1 sq m	374 sq ft 260 sq ft
Total	58.9 sq m	634 sq ft





















#### Tenure

Freehold. Let to Bloom Hair Ltd @ £5,000 per annum. Lease expires 09/03/2025.

# 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 £8.800.

\*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 06/04/2026).

Guide Price £80,000 + VAT.

## **Viewings**

By prior arrangement with the joint agents.



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