



REINDEER COURT
WORCESTER

26
REINDEER COURT

WORCESTER WR1 2DS

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



MacLaren
& PARTNERS

Investment Property and Development Advisers

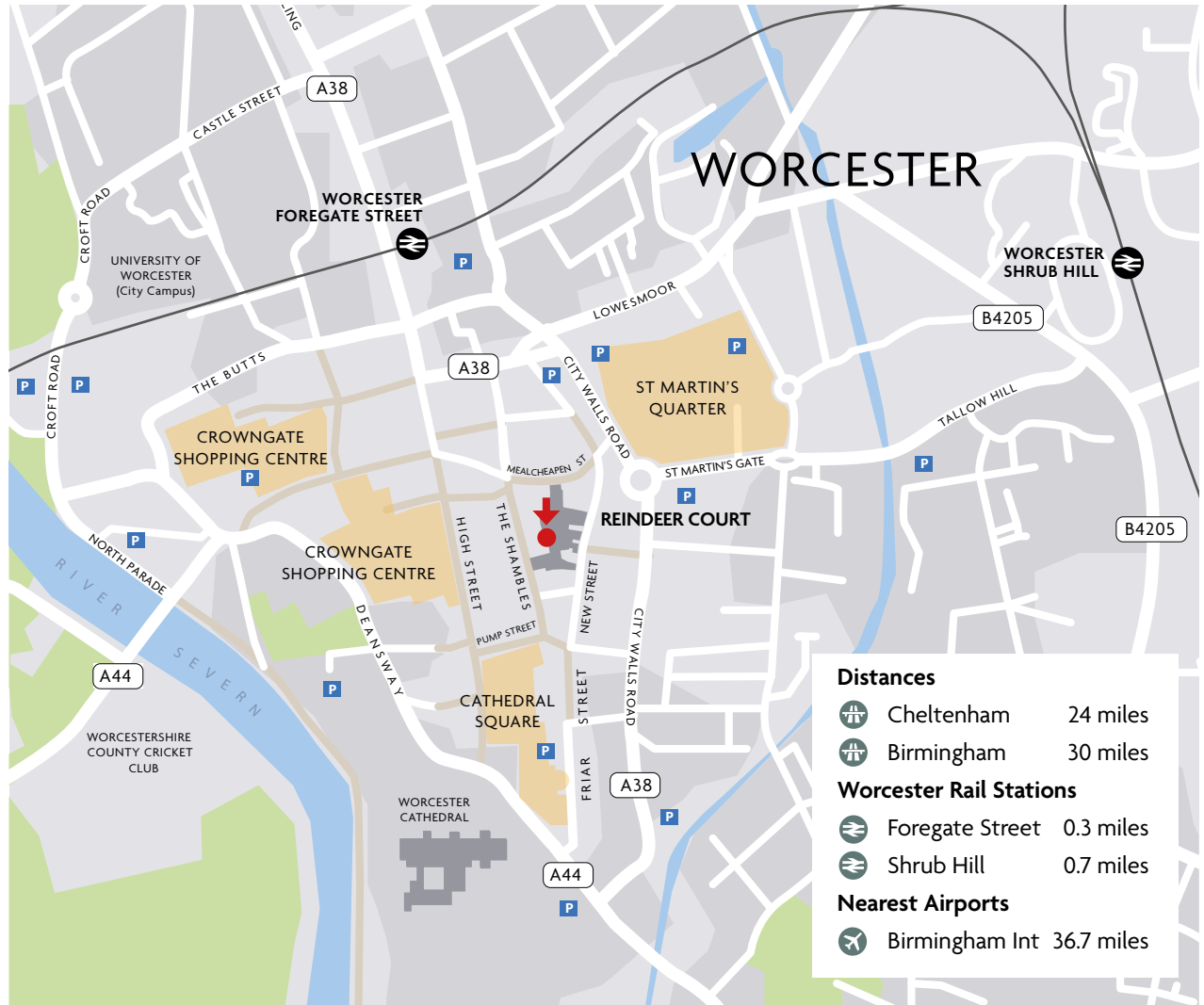


26 REINDEER COURT

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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 |

- **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

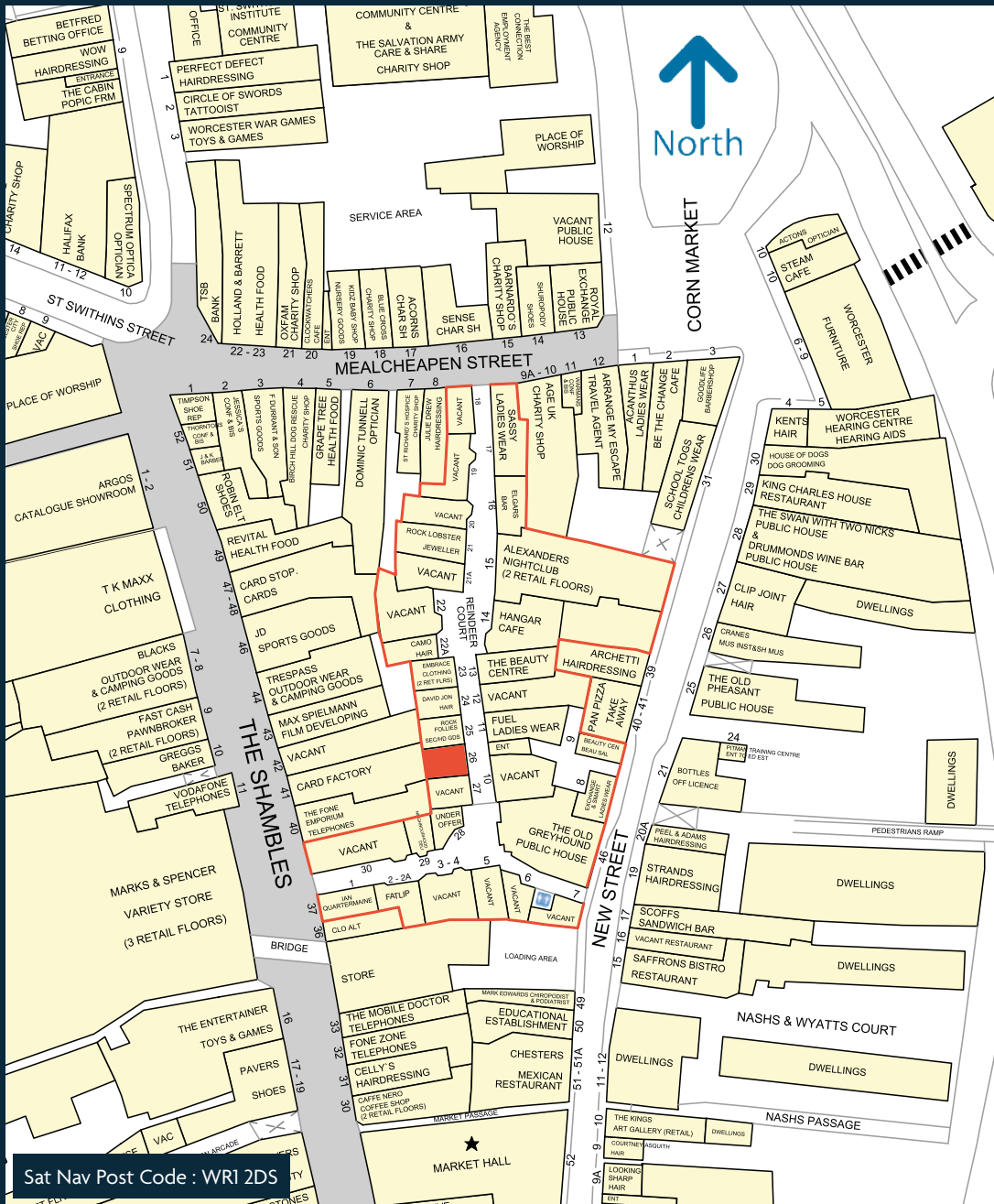
The retail unit is located in the central passageway of Reindeer Court.

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 | 34.7 sq m | 374 sq ft |
| First Floor | 24.1 sq m | 260 sq ft |
| Total | 58.9 sq m | 634 sq ft |





Sat Nav Post Code : WRI 2DS



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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