

# 27 REINDEER COURT

WORCESTER WR1 2DS

Freehold For Sale
Two Storey Retail Premises
628 sq ft (58.3 sq m)







## **27 REINDEER COURT**

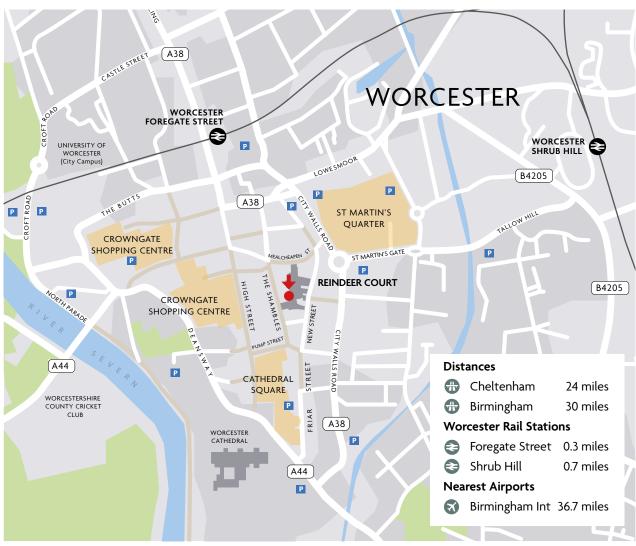
## **WORCESTER** WRI 2DS

#### **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.



- 628 sq ft (58.3 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



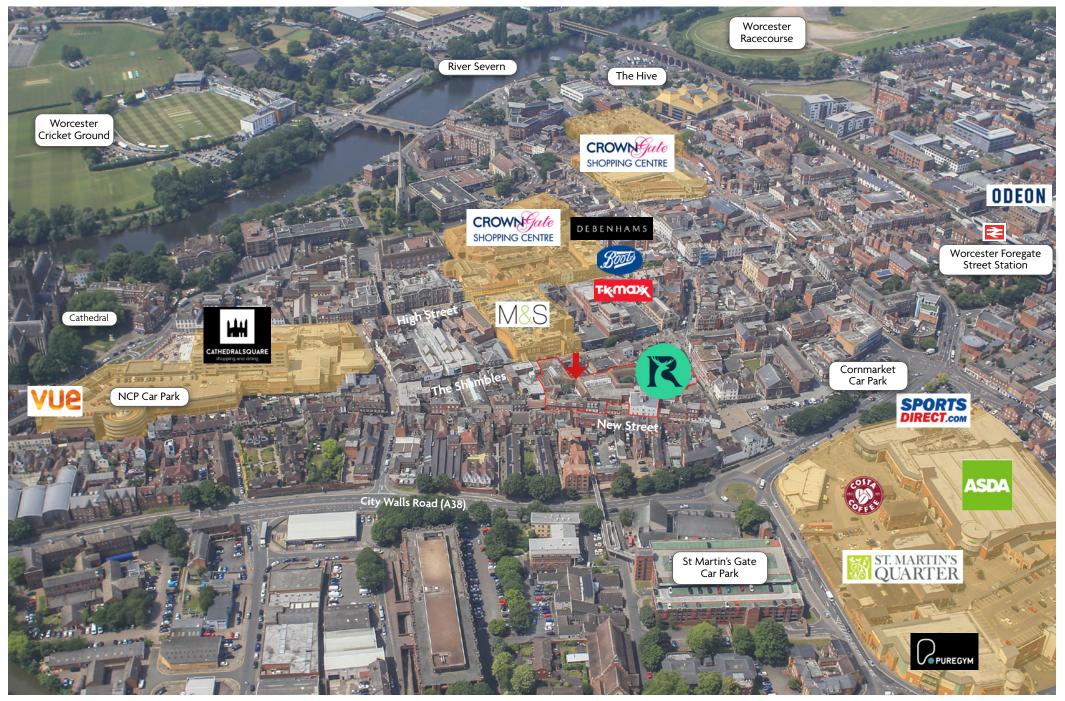
### **DESCRIPTION**

The retail unit is located in the 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**

Total	58.3 sq m	628 sq ft
First Floor	26.0 sq m	280 sq ft
Ground Floor	32.3 sq m	348 sq ft







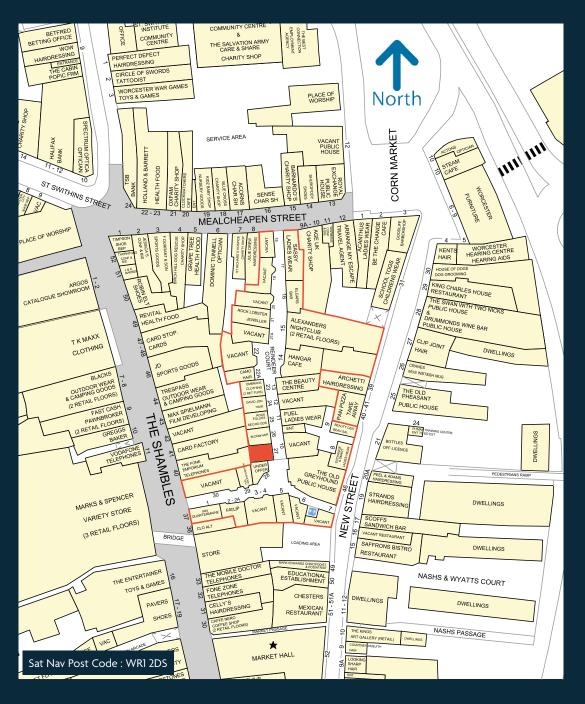














#### **Tenure**

Freehold 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 12/03/2023).

#### **Guide Price**

£70.000 + VAT.

#### **Viewings**

By prior arrangement with the joint agents.



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