



**REINDEER COURT**  
WORCESTER

**39**  
**THE SHAMBLES**

WORCESTER WR1 2RE

**Freehold For Sale**  
**Three Storey Retail Premises**  
**2,240 sq ft (208.1 sq m)**



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



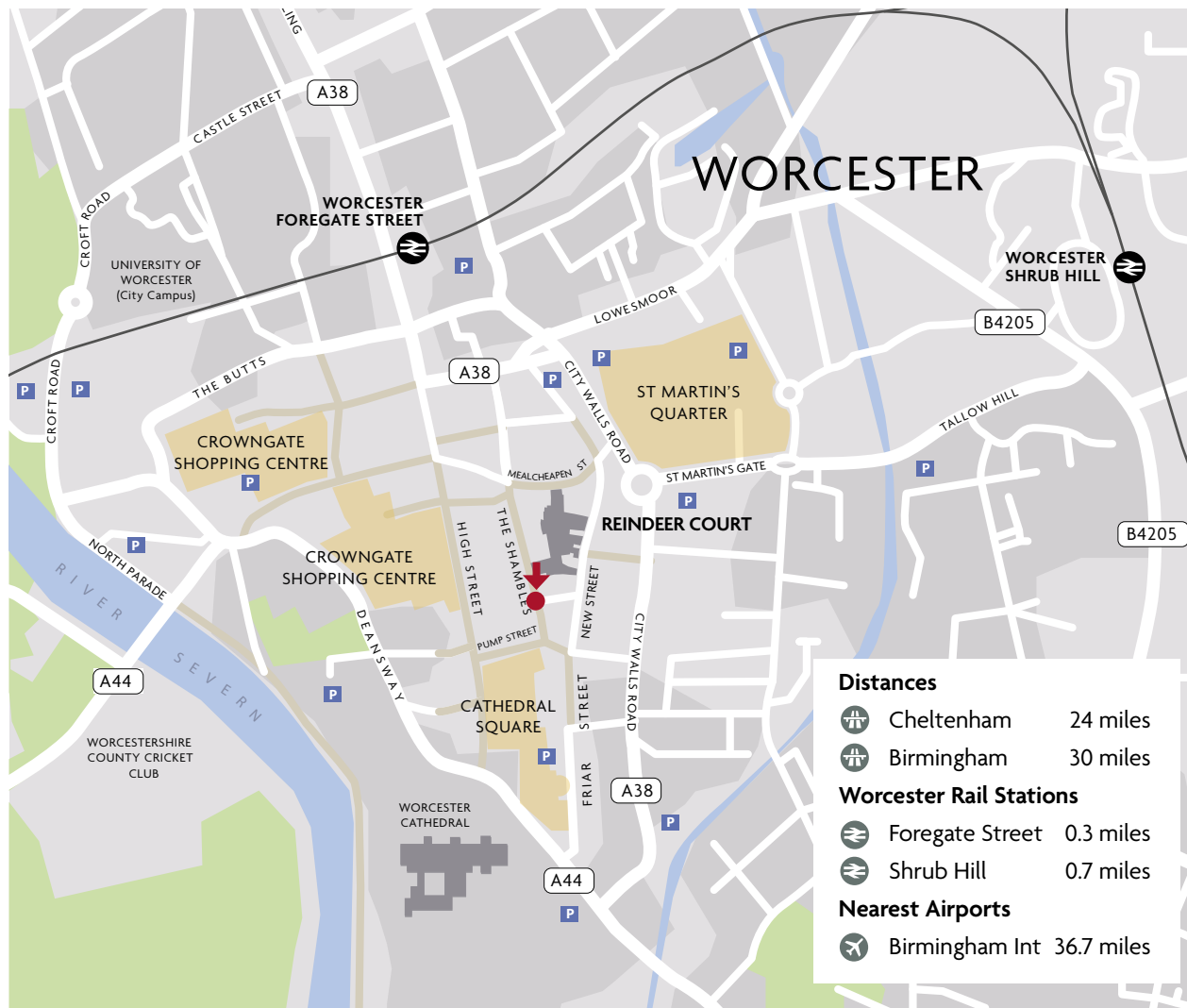
**3-YEAR**  
**LANDLORD RENT**  
**GUARANTEE**

# 39 THE SHAMBLES

WORCESTER WR1 2RE

## 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

## DESCRIPTION

The property is also known as 37 The Shambles, fronting a pedestrianised shopping street in the City Centre. Having just recently undergone a refurbishment, it is a popular destination for shoppers being home to a number of national and local retailers, and coffee shops, including J D Sports, Marks & Spencer, The Entertainer, Greggs, Caffé Nero, Vodafone and Card Factory. In addition Reindeer Court is a part covered arcade housing many boutique retailers.

## ACCOMMODATION

Ground Floor	91.8 sq m	988 sq ft
First Floor	67.6 sq m	728 sq ft
Second Floor	48.7 sq m	524 sq ft
<b>Total</b>	<b>208.1 sq m</b>	<b>2,240 sq ft</b>

- 2,240 sq ft (208.1 sq m)
- Retail premises located on pedestrianised street at the entrance to Reindeer Court
- Home to a number of national, regional and independent retailers
- Close to public pay and display car parks





Sat Nav Post Code : WR1 2RE



**Tenure**  
Freehold with vacant possession.

**Planning**  
The unit forms part of a wider residential planning consent – planning ref L18D0336

**Service Charge and Insurance**  
The property forms part of Reinder 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 £35,000.  
2020/2021 Rates Payable 49.9p in the £.

**Services**  
We understand that mains services are available to the property, namely mains water, electricity and mains drainage.

**Legal Costs**  
Each party will bear their own legal costs in respect of this transaction.

**Viewings**  
By prior arrangement with the joint agents.

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**Anti-Money Laundering**  
The successful purchaser will be required to submit information to comply with anti-money laundering regulations.

**EPC**  
The property has an EPC rating of C.

**Guide Price**  
£300,000 + VAT.

**Rent**  
£25,000 per annum - ground floor only.

**Rent Guarantee**  
Ground floor only. 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.

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