



REINDEER COURT
WORCESTER

7

REINDEER COURT

WORCESTER WR1 2DL

Grade II Freehold For Sale
Three Storey Retail Unit
891 sq ft (82.8 sq m)



MacLaren
& PARTNERS
Investment Property and Development Advisers

7 REINDEER COURT

WORCESTER WR1 2DS

LOCATION

The building is located on New Street towards the Southern end of Worcester City Centre. Nearby occupiers include Bottles wine bar, Saffrons Restaurant, Blushes Hairdressers and Alexanders. The property is also within walking distance to Friar Street, The Shambles and High Street and St Martins Quarter. Nearby parking is available at The Cornmarket and the NCP at Cathedral Square.



- 891 sq ft (82.8 sq m)
- Retail premises located at the New Street entrance to Reindeer Court
- Home to a number of independent retailers, restaurants and bars.
- Close to public pay and display car parks



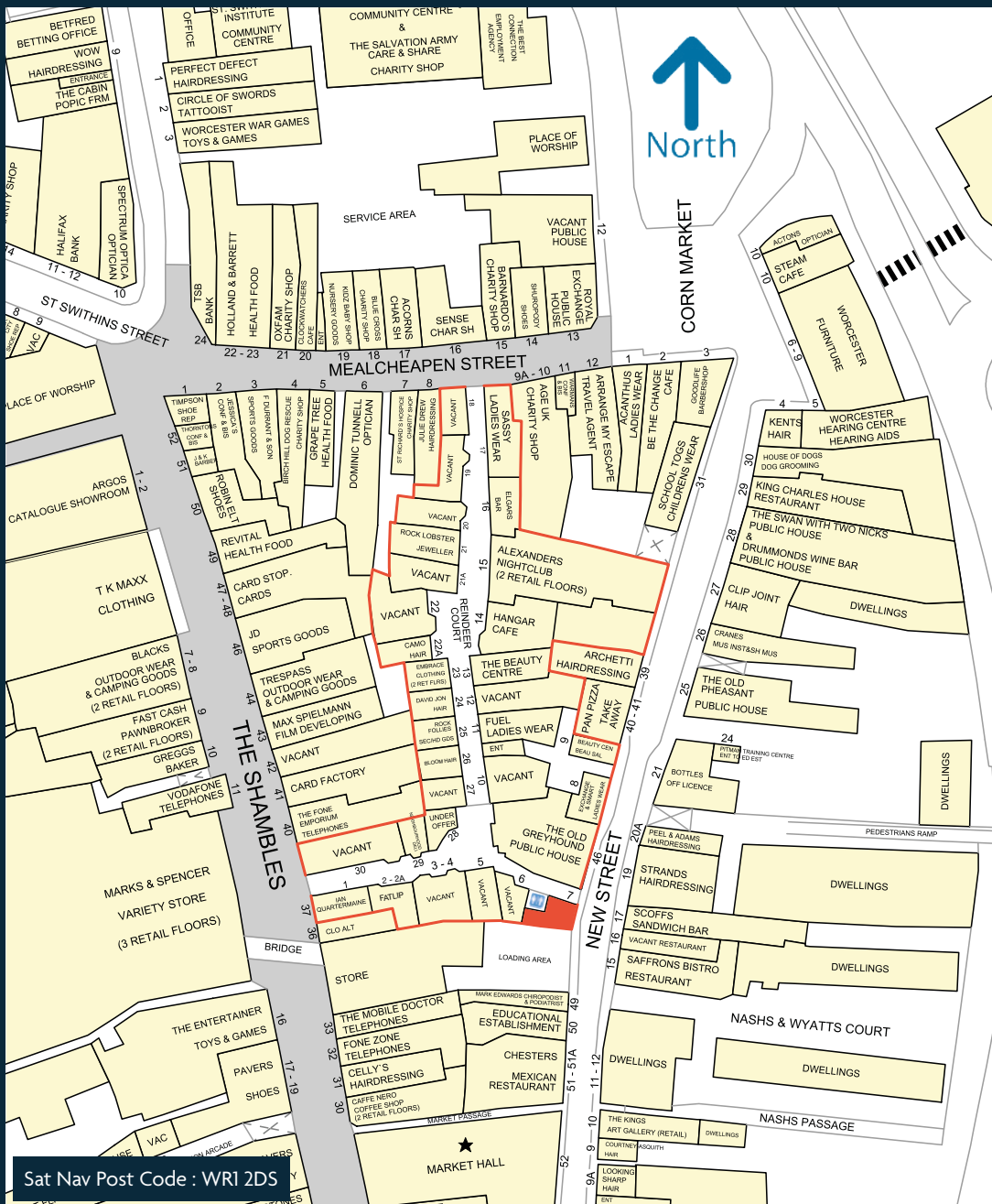
DESCRIPTION

The building comprises a three storey property of brick construction under a pitch tiled roof. Internally the property provides retail accommodation at ground floor with storage at first and second floors. There is WC accommodation at first floor level. There is also a small basement with restricted access. There is pedestrian access on to New Street and into Reindeer Court.

ACCOMMODATION

Ground Floor	26.7 sq m	287 sq ft
First Floor	34.5 sq m	371 sq ft
Attic	21.6 sq m	233 sq ft
Total	82.8 sq m	891 sq ft





Tenure

Freehold with vacant possession.

Service Charge and Insurance

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 £5,200.

*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

The property has an EPC rating of G.

Guide Price

Guide at £100,000 + VAT.

Viewings

By prior arrangement with the joint agents.

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& PARTNERS

Investment Property and Development Advisers

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