



REINDEER COURT
WORCESTER

THE COURTYARD

PART OF
THE OLD GREYHOUND
PUBLIC HOUSE
WORCESTER WR1 2DL

**Freehold Investment
For Sale**



MacLaren
& PARTNERS

Investment Property and Development Advisers

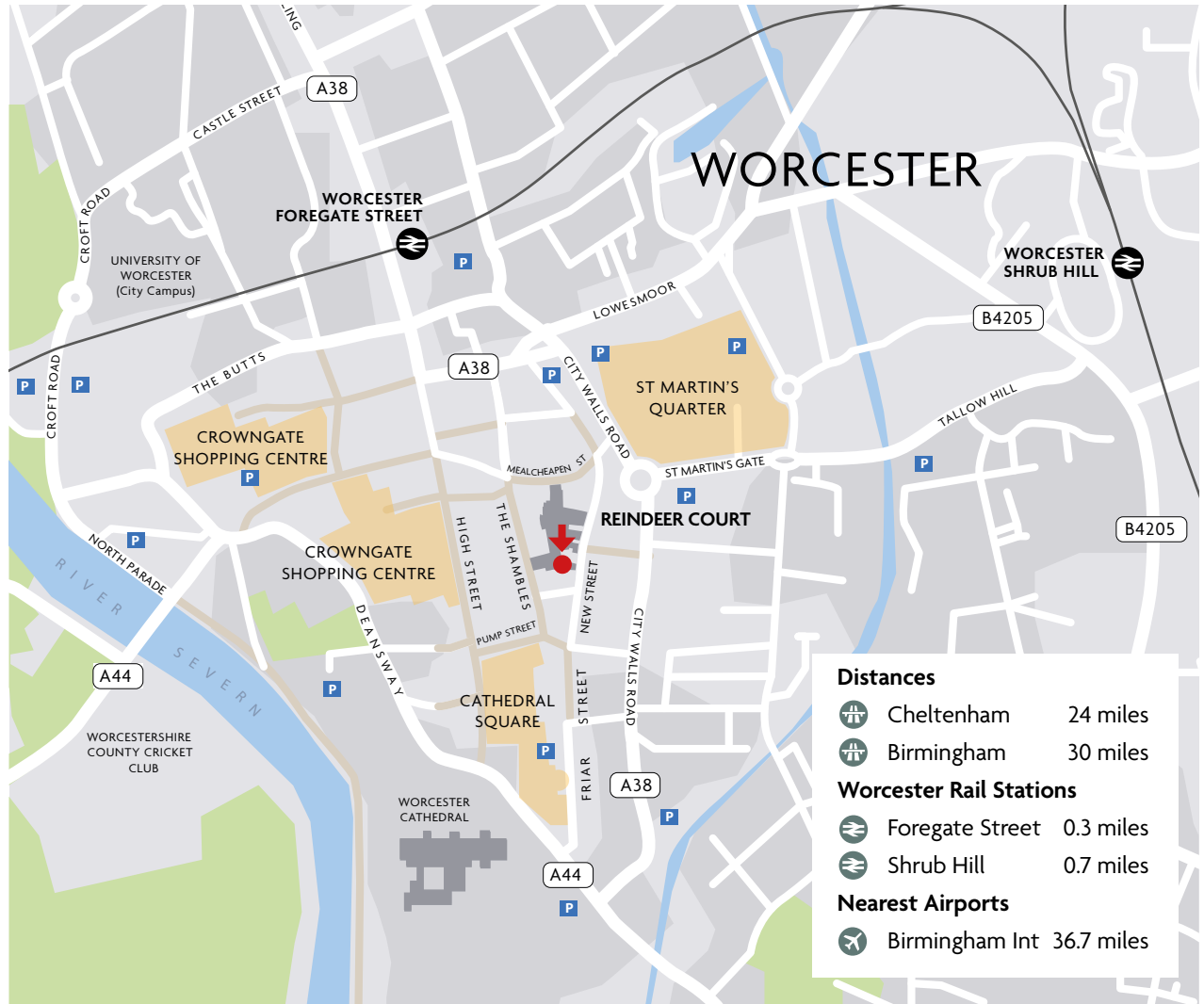


THE COURTYARD

WORCESTER WR1 2DL

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

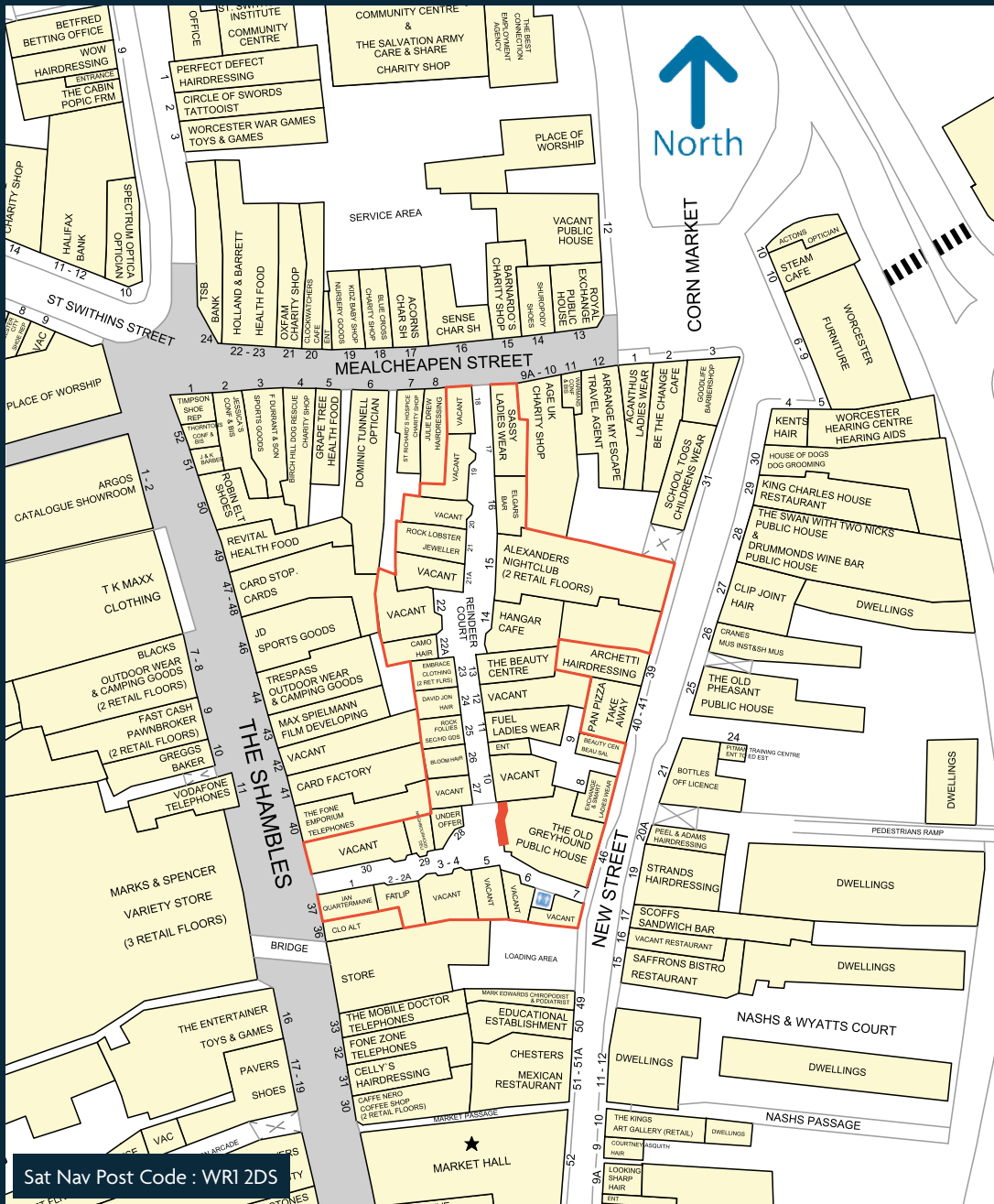
This investment comprises part of the Conservatory seating area of The Old Greyhound public house fronting a public courtyard area, including right to an outside seating area up to 1500mm from the frontage.

The Courtyard is a prominent position within Reindeer Court, close to the entrances to New Street and the pedestrianised shopping street, The Shambles.



- Part of a public house premises in Worcester City centre
- Fronting a public courtyard area.
- Home to a number of national, regional and independent retailers
- Close to public pay and display car parks





Tenure

Freehold. Part of The Old Greyhound, Let to Admiral Taverns Piccadilly Limited @ £7,500 per annum expiring 24/03/2021.

Service Charge

The property forms part of Reindeer Court as so any purchaser will contribute a fair proportion to the service charge.

Business Rates

Rates included with The Old Greyhound.

*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

£120,000 + VAT.

Viewings

By prior arrangement with the joint agents.

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