

# THE COURTYARD

PART OF
THE OLD GREYHOUND
PUBLIC HOUSE
WORCESTER WR1 2DL

Freehold Investment
For Sale







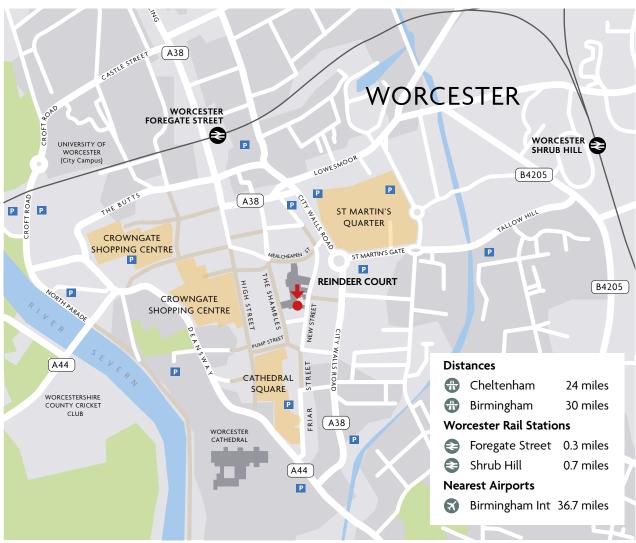
# THE COURTYARD WORCESTER WRI 2DL

## **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 southwest, north-east, the Thames Valley and London.



- 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

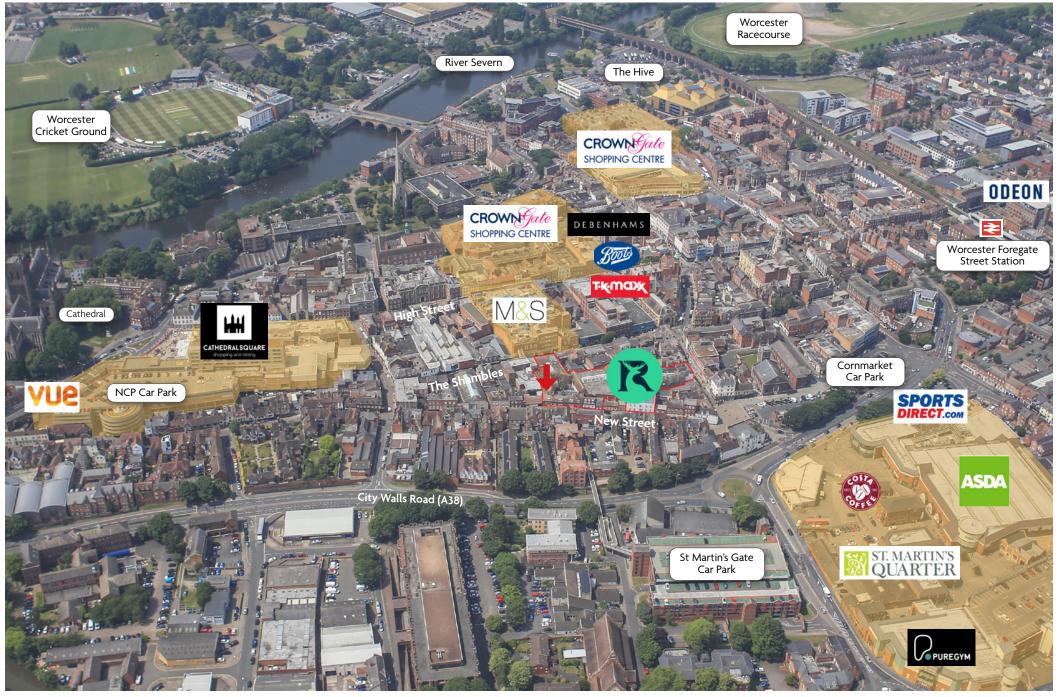


# **DESCRIPTION**

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.























#### 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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