

**fisher
german**

2 Mealcheapen Street

Worcester, WR1 2DH

Retail Investment Opportunity
with development potential on
the upper floors



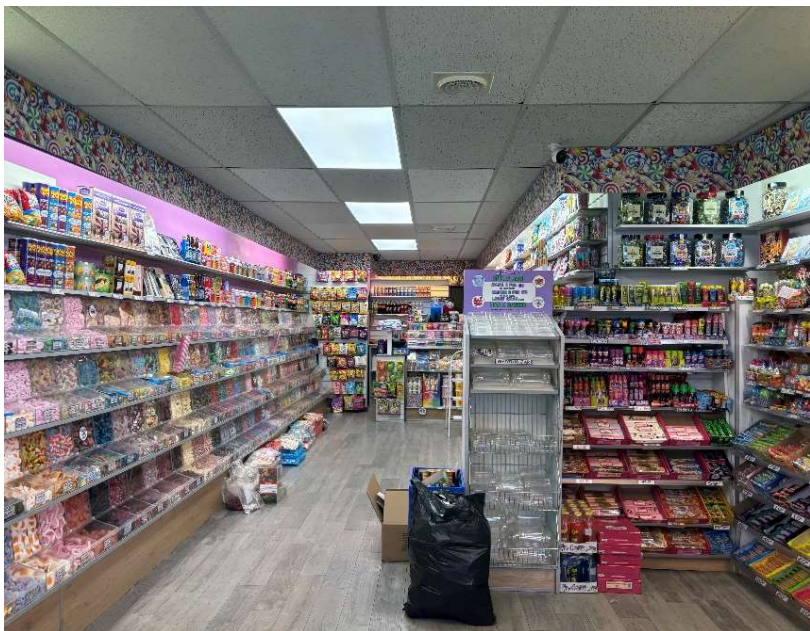
Location

The property is situated in the established secondary trading location of Mealcheapen Street, which runs between New Street and The Shambles, with an entrance to Reindeer Court Shopping Centre. The property is in close proximity to The Cornmarket pay and display car park.

Mealcheapen Street has become the main pedestrian thoroughfare from the St Martin's Quarter retail development into the heart of the City Centre and the main High Street.

Description

The property comprises a mid terrace Grade II Listed three storey building currently arranged as a ground floor retail unit with two floors above. The ground floor is tenanted whilst the first and second floors are currently vacant.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Floor	Use	Sq M	Sq Ft
Ground	Retail	41.3	445
Ground	Storage	26.7	287
Ground	Kitchen	3.5	38
First	Storage Room	22.6	243
First	Storage Room	17.9	193
Second	Storage Room	23	248
Second	Storage Room	20.1	216
Total		155.1	1,669

Further information

Tenure

The property is offered on a Freehold basis and will be sold subject to the following existing tenancy on the ground floor only with the upper parts remaining unoccupied.

Tenant: Jessica's Sweets Worcester Limited

Term: 5 years

Commencement Date: 16th December 2022

Expiring: 15th December 2027

Rent: £20,000 per annum.

Business Rates

RV £13,750

2025/2026 Rates Payable 49.9p in the £.

EPC

Address	Rating	Expiry
2 Mealcheapen Street	TBC	TBC

Services

We understand that mains services are available to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Guide Price

We are instructed to sell this freehold premises with a guide price of £230,000, which shows a Net Initial Yield of 8.51% after purchaser's costs.

Legal Costs

Each party to bear their own costs in respect of this transaction.

Anti Money Laundering

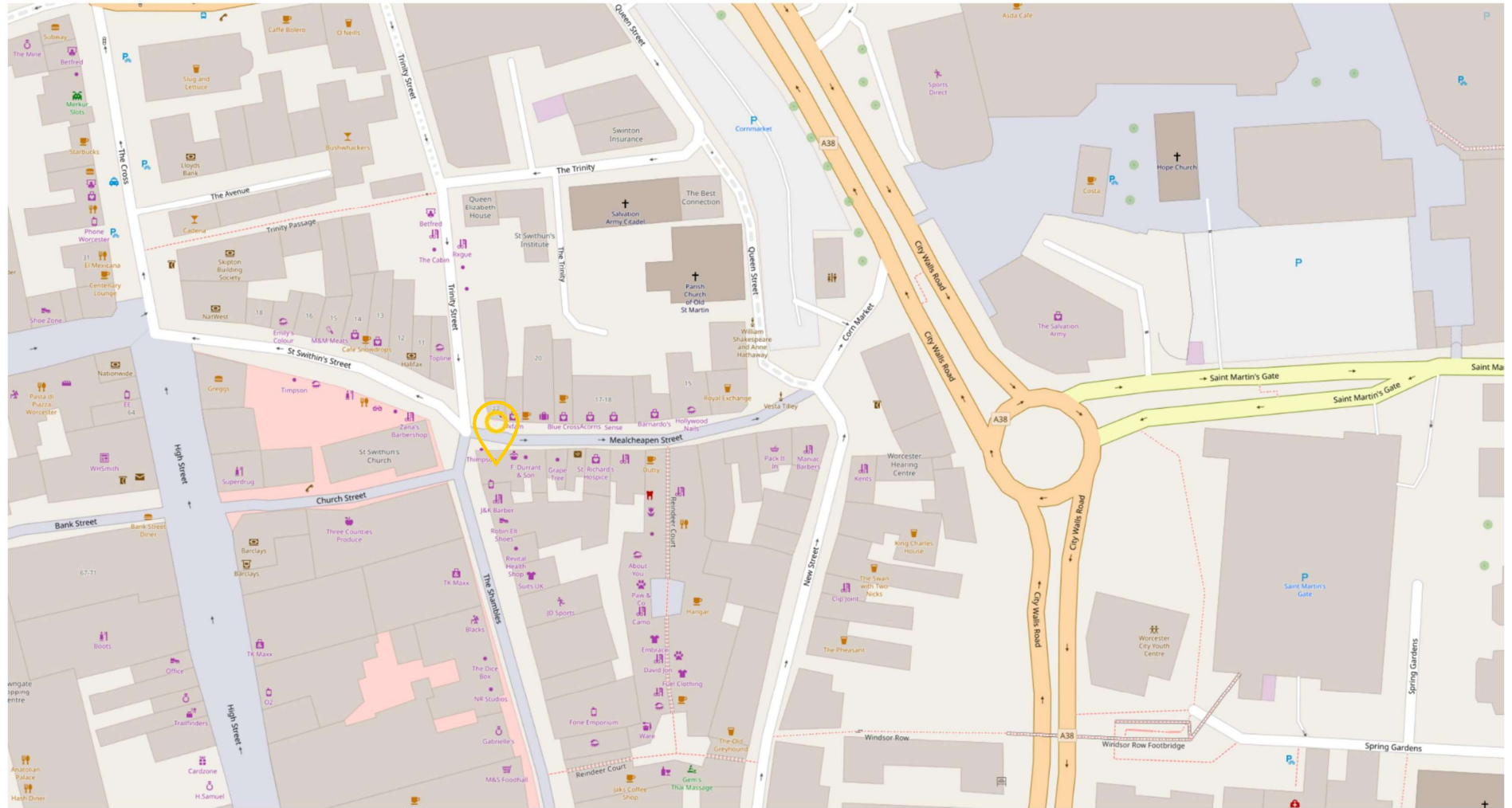
The Successful Purchaser will be required to submit information to comply with Anti

VAT

The property is elected for VAT.

Agent's Note

This property is owned by a consultant of Fisher German LLP. Details are available upon request.



2 Mealcheapen Street

Contact us

Viewings by appointment only, to arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated June 2025.



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